

WHERE CAN I SEE THE DEVELOPMENT PLAN?

From Monday, 2 March 2015 a full copy of the development plan – including all technical reports – can be viewed at:

- www.alphingtonpapermill.com.au

Or in hardcopy at:

YARRA CITY COUNCIL VENUES

- **Richmond Town Hall**
333 Bridge Road
- **Collingwood Town Hall**
140 Hoddle Street, Abbotsford
- **Carlton Library**
667 Rathdowne Street,
North Carlton
- **Collingwood Library**
11 Stanton Street, Abbotsford
- **Fitzroy Library**
128 Moor Street
- **North Fitzroy Library**
240 St Georges Road
- **Richmond Library**
415 Church Street

OTHER VENUES

- **Darebin City Council planning counter**
274 Gower Street, Preston
- **Banyule City Council**
275 Upper Heidelberg Road,
Ivanhoe
- **Boroondara Council planning counter**
8 Inglesby Road, Camberwell

All Council customer service centres are open on weekdays from 8.30am–5pm.

Yarra's libraries are open on the weekends and until 8pm on some weekdays. To check opening hours, visit www.yarracity.vic.gov.au/Libraries/Branch-locations/

A summary of the plan, prepared by the developer, will also be available at Council facilities. If you require assistance with accessing or viewing the development plan, please contact Council's Communications Unit on **9205 5042**.



HOW DO I PROVIDE FEEDBACK?

From Monday, 2 March 2015:

ONLINE:

fill in the feedback form at www.yarra.vic.gov.au/Amcor-site-Alphington

EMAIL:

strategicplanning@yarracity.vic.gov.au (please write "Amcor feedback" in the subject line)

POST:

Yarra City Council
Strategic Planning Unit
PO Box 168, Richmond 3121

You may make a submission as an individual or as a group.

Feedback is due by 5pm, Monday, 30 March 2015.

Please note, when your submission is lodged with Council, it is a public document.

Council will summarise all feedback received and make these results available to the community.

WHAT HAPPENS NEXT?

Council will consider all community feedback when assessing the development plan. It will also seek feedback and approvals from relevant external authorities such as VicRoads. Council will assess the development plan under the requirements of the Development Plan Overlay (DPO). The DPO is a specific planning control over the site that provides a framework for future development.

The DPO appears as Schedule 11 in the Yarra Planning Scheme. To view the DPO, visit planningschemes.dpcd.vic.gov.au/schemes/yarra

WHEN WILL COUNCIL MAKE A DECISION?

Council is expected to decide whether to approve the development plan in mid-2015. This will occur at a public meeting, where members of the community are welcome to attend and make verbal submissions. Details of this meeting will be made available to all submitters and on Council's website.

If Council approves the development plan, the developers would have permission to progress the project. The developers would be required to submit planning applications to Council for separate stages of the development.

The applications must be generally in accordance with the approved development plan. They differ from standard planning applications in that they would not be publicly advertised.

FURTHER INFORMATION

For more information about the Amcor site, visit www.yarracity.vic.gov.au/Amcor-site-Alphington or contact Council's Strategic Planning Unit on **9205 5473**. For updates from the developers Alpha Partners and Glenwill, visit www.alphingtonpapermill.com.au

DEVELOPMENT OF THE FORMER AMCOR SITE IN ALPHINGTON

HAVE YOUR SAY
2–30 MARCH 2015

Yarra City Council is seeking feedback on a proposal to develop the former Amcor paper mill in Alphington.

In late 2014 Council received the proposal – known as a development plan – from joint property developers Alpha Partners and Glenwill.

The development plan seeks to convert the site into a major residential and commercial precinct, housing up to 4800 residents.

If approved, the redevelopment of the 16.5-hectare site would be one of the biggest urban renewal projects in Yarra's history.

Yarra City Council is the authority responsible for assessing and approving the development plan.

Before Council makes a decision about whether to approve the development plan, it must first be exhibited for public feedback for 28 days.

Council is encouraging people to have their say so the community's views can be considered as part of Council's decision making process.

The period for community feedback will start on Monday, 2 March and end on Monday, 30 March 2015.

Council is expected to consider the merits of the development plan and to make a decision in mid-2015.

Further information about the contents of the development plan appears in this newsletter. Separately, the developer has prepared additional information about the development plan, which is being distributed to the community.

WHERE CAN I FIND MORE INFORMATION?

COMMUNITY INFORMATION SESSION

WHEN:

Thursday, 12 March 2015

TIME:

6pm (for 6.30pm start) to 8.30pm

WHERE:

Fitzroy Town Hall
201 Napier Street, Fitzroy

Community members are encouraged to attend this information session to find out more about the development plan and Council's assessment process.

The developers and representatives from Council will speak at the session, including time for questions.

Displays of the proposed development will be set up in the town hall to view before the meeting.

Refreshments will be provided.

Please RSVP by Friday, 6 March to 9205 5495 or Eva.Wu@yarracity.vic.gov.au

Please advise if you have any specific dietary requirements or need an interpreter or other assistance on the night.



DROP-IN SESSIONS

SESSION ONE

WHEN:

Tuesday 17 March

TIME:

6pm–8pm

WHERE:

Alphington Bowls Club
10-26 Parkview Road, Alphington

SESSION TWO

WHEN:

Thursday 26 March

TIME:

6pm–8pm

WHERE:

Alphington Bowls Club
10-26 Parkview Road, Alphington

These developer-hosted sessions will provide an opportunity to view the development plan in more detail and to ask the developers and their consultants specific questions.

There is no need to RSVP, just drop-in.

DEVELOPMENT PLAN SNAPSHOT FORMER AMCOR SITE, ALPHINGTON

HAVE YOUR SAY

BACKGROUND

A proposed development plan has been submitted to Council by joint developers Alpha Partners and Glenwill.

The plan sets out what the developers propose to build on the site.

The development plan is required to respond to specific planning conditions described in a Development Plan Overlay (DPO) for the site. The Minister for Planning introduced the DPO in 2013.

The DPO requires future development of the site to be sustainable and mostly residential. The vision for the site outlined in the DPO is for a predominantly medium to higher density residential development, supported by retail and community facilities, including opportunities for employment.

Future development must also retain links to the site's industrial past, protect and enhance the Yarra River and show best practice in environmental management.

The complete development plan is an extensive document comprising 17 different elements including a site masterplan, design guidelines and a number of specific technical reports such as an economic assessment and traffic and transport plans.

A snapshot of the development plan, appears to the right, but Council encourages the community to also view the complete plan online or in hard copy at one of its customer service centres (details of where to view the plan appear on the back page of this newsletter).

HOUSING

The development plan proposes 2,500 dwellings that will house up to 4,800 residents.

Dwelling Size	Number	Total %
1 bed	948	39%
2 bed	1224	49%
3 bed	251	9%
4 bed	77	3%

AFFORDABLE HOUSING

125 dwellings have been identified in the development plan for affordable housing. This represents 5% of total housing, which is a requirement of the DPO. There is no government funding currently available for this aspect of the development plan. However the developers and Council are seeking partnerships with accredited housing associations to see whether a viable scheme can be delivered without government funding.



RETAIL, OFFICES AND EMPLOYMENT

The development plan proposes a neighbourhood activity centre including 19,300 sqm retail floorspace (incorporating supermarkets, speciality retail, restaurants and cafes) and a further 11,500 sqm of office floorspace.

Commercial uses are focused around the Village Centre, Gateway and Artisan precincts at the northern end of the site, which cater for residents in the development and the wider community.



A total of 2,300 jobs are anticipated to be created, as well as 6,600 construction jobs.

BUILDING HEIGHTS

The DPO sets out specific building heights across the site with lower, maximum height controls in sensitive areas such as along Alphington Park and the river frontage (i.e. four, three and two storeys). In less sensitive areas, such as along Chandler Highway and Heidelberg Road, the

DPO sets out taller 'preferred' heights (i.e. up to 14 storeys). Planning applications for taller buildings than specified in the DPO may be made in these areas but will need to be in general accordance with the development plan.

COMMUNITY FACILITIES

The development plan includes a proposal for an early learning centre with 80 places and multifunction community rooms.

This will be provided as part of the developer's contribution for the site. Space is also allocated for a possible government-funded vertical school subject to design, viability and future funding commitments. This is not a requirement of the DPO, but the developers recognise the community need for the facility and are exploring opportunities with the Department of Education and Training and Council. Community facilities identified in the development plan are located in the Village Centre adjacent to Heidelberg Road and Latrobe Avenue.



OPEN SPACE AND LANDSCAPE

A number of new open spaces are set out in the development plan, including the creation of a public riverside park, linear parks and other public spaces. The development plan proposes a total of 12,000 sqm of the site as public open space and a further 9,000 sqm as publicly accessible open space.

ECOLOGICALLY SUSTAINABLE DESIGN (ESD)

The development plan proposes to exceed Council's best practice ESD standards and commits to achieving certification under at least 5 of the 6 possible elements using the Urban Design Institute of Australia (UDIA) EnviroDevelopment rating tool. This is a national rating system specifically designed for development projects.

TRAFFIC AND TRANSPORT

A traffic and transport assessment has been carried out by the developers, including modelling of the impacts of the development.

The development plan proposes a new intersection and site access on the Chandler Highway, as well as modifications to the Chandler Highway intersection with Heidelberg Road.

Sustainable transport measures include opportunities to improve links to public transport and new cycling and pedestrian connections.

Council will seek the views of VicRoads and Public Transport Victoria during the consultation process.

HERITAGE

The development plan proposes to retain a number of heritage buildings including the 1920 and 1954 boiler houses and sections of the large red brick buildings on Heidelberg Road. The development plan includes a Heritage Interpretation Plan that sets out how heritage buildings and items will be conserved reused and interpreted on site.



REMEDIATION

The Environmental Auditor has approved a Remediation Action Plan (RAP) for the redevelopment of the site. The RAP sets out the process for dealing with contamination on site in a safe and secure way that is independently monitored.

THE DEVELOPMENT PLAN HAS BEEN SPLIT INTO SEVEN DISTINCT PRECINCTS.

THESE INCLUDE A GATEWAY PRECINCT, VILLAGE CENTRE, ARTISAN PRECINCT, PARK PRECINCT, WORKSHOP PRECINCT, OUTER CIRCLE AND HERITAGE PRECINCT.

EACH PRECINCT HAS A SPECIFIC CHARACTER AND FUNCTION IN THE SITE.