

# Minutes

## Alphington Paper Mill Community Reference Group

Date: Thursday, 9 July 2020

Time: 6:00pm -8:00pm

Location: Virtual Microsoft Teams Meeting

Chair: Cr Amanda Stone

Attendance: Cr Danae Bosler; Cr Amanda Stone; Ann Crehan (ACC); Fiona Currie (APMAG); Jeff Katz (SAFCA); Warren Giesbers (WARI); Vicki Freeman (Alphington Bowling Club); Lindy Mcshanag-Munn; Bruce Phillips (YCC); Amy Hodgen (YCC); Susan Stanes (YCC); Susie Yousif (YCC);

Guests: Travers Nuttall (Glenvill); Zak Stockley (Glenvill)

Apologies: Nil

Agenda items	Actions
<p><b>1. Acknowledgment of Country</b></p> <p><i>Yarra City Council acknowledges the Wurundjeri Woi Wurrung as the Traditional Owners of this country, pays tribute to all Aboriginal and Torres Strait Islander people in Yarra and gives respect to the Elders past, present and emerging.</i></p>	
<p><b>2. Welcome, introductions and apologies</b></p> <p>Cr Stone welcomed Lindy to the group and her first meeting as a representative.</p>	
<p><b>3. Previous minutes and business arising</b></p> <p>Minutes were not attached and therefore discussed at the end of the meeting (as they were distributed during the meeting)</p>	
<p><b>4. Planning Permit application update</b></p> <p><b>Overall timing for Yarra Bend project for precincts.</b></p> <p>Amy Hodgen provided a handout of the planning application list for the estate, comprising those planning permits determined and those in process with the diagram of the various precincts of the site and provided an update of the planning applications.</p> <p>Warren queried heights of building and the additional two stories on top of the existing Wetlab building.</p> <p>Fiona also south clarification re the Wetlap building if the proposal is build on top of the existing or around it; and if the Wetlap was referenced as heritage.</p> <p>Amy confirmed that the Wetlap building itself was not referenced as heritage.</p>	<p>BP to confirm heights proposed near Wetlab building</p>

<p>Cr Stone raised the question “what does heritage refer to”?</p> <p>Bruce and Amy confirmed that the term “heritage” was a geographic overlay (heritage) across the entire site of the former industrial site.</p> <p>The heights of the 1929 and 1954 boiler house was also queried by Warren G. Zak from Glenvill confirmed that the buildings are proposed as 6 stories with a slope at the back, but it would not constitute 7 storey.</p> <p>Warren – is also concerned that the Community can’t access any plans of the site due to the covid situation.</p> <p>Fiona advised that she had copies of the plans and was happy to share them amongst the community members.</p> <p>Warren said he prefers to view them online via the Council website and would like that for all active plans.</p> <p>Bruce advised that Amy will arrange for the plans to be uploaded online via Council website.</p> <p>Lindy asked if there would be visitor parking permits due to lack of parking?</p> <p>Bruce and Amy confirmed that there is no eligibility for visitors parking permits for any of the residents; and that there is no provision to apply for a visitors parking permit scheme for the new estate.</p> <p>Bruce advised that Council have been advocating to Department of Transport for a bus from Burnley station over the Chandler Hwy for many years but this was still a work in progress and the administration will continue to advocate for this.</p> <p>Bruce confirmed that the protocol of any proposal of a building proposed to be taller than <i>preferred height of the Development Plan</i> will be determined via the full Council (in chamber setting).</p> <p>As the height of the building abutting the WetLab building was queried by Warren, Bruce took that on notice to provide confirmation back to the CRG (PLN 19 / 0931).</p>	
<p><b>5. Open space update</b></p> <p>Bruce outlined some preliminary comments, including that there are 3 parks which are critical to the estate, and unfortunately the overall processing for the planning for them had not progressed as much as we’d like.</p> <p>Bruce reminded all that some initial concepts were prepared some time ago, by the Glenvill landscape architect consultants, ‘Aspect’ and presented to the GRC. Feedback was provided by the CRG, and also Council officers with a workshop to discuss some of the design issues some 12 months ago.</p> <p>Further, that Glenvill had requested a clear design brief as to Council’s expectations, so that a design critique could have a benchmark to assess</p>	

against. Yarra staff had more recently agreed with Glenvill that to expedite the process, and provide clear expectations and processes, that Yarra would prepare some design guidelines and significant milestones. The document circulated earlier in the week provided this detail.

Susan Stanes spoke broadly to the document indicating that it is aligned with the approved Development Plan and the Draft Yarra Open Space Strategy.

Prior to developing this document, Glenvill engaged a consultant *Roberts Day* to present to Council details of the demographics of the new homes/ users of the park, and some suggested programming for the parks. Much of this has been incorporated into the guidelines.

Susan continued to outline that the aim of the document is to use it to assess all stages of the park designs (concepts, detailed design and documentation) against the principles and guidelines for each park.

Issues that are included in the document include;

- classifications of the park and guide for appropriate facilities and features
- information on the demographics of users of the park
- some overarching design requirements for all the parks
- a vision and specific design requirements for each of the parks
- Yarra's process for approval of each of the design stages

The CRG members expressed a keenness to see the draft designs as an important element to progress the open space designs for the estate, and is part of the Terms of Reference for the CRG. The group would also like to make comments on the document circulated.

Bruce welcomed this suggestion and everyone agreed that all comments should be submitted to Bruce by no later than Friday 17 July.

Warren G wanted to know when will the parks be built?

Zak confirmed that the intentions are to have the parks finish in line with each stage.

Bruce confirmed that the open space planning and design work and decisions on the open space areas (3) needs to be progressed promptly due to the loss of time on this matter to date.

#### **Pedestrian Lights in Heidelberg Road**

Glenvill have indicated final detailed design for the pedestrian lights is with VicRoads for review and expecting approval within 1-2 weeks; that Glenvill is going to tender on these works next week in anticipation of VR approval and expect 4-6 weeks to award the works.

Following award of tender, Glenvill expect 10 weeks to complete; on this basis crossing will open in approx. July.

<p><b>6. Parkview Road</b></p> <p>Zak provided the following update on Parkview Road</p> <ul style="list-style-type: none"> <li>• Plans are in final stages of review with Council</li> <li>• Need to confirm staging plan on how to manage traffic</li> <li>• A 4 stage build, with one half of the road done and then the other half to enable cars to enter and exit to homes</li> <li>• Works are expected to start in 3 to 4 weeks and expected completion in 5 months</li> </ul> <p>Lindy raised her concerns with traffic speed this included trucks and the workmen from the site.</p> <p>Travers from Glenvill confirmed that no construction trucks should be coming down Parkview Road.</p> <p>Community members advised that this was occurring and confirmed that trucks are constantly using Parkview Road.</p> <p>Travers also advised that the development plan was designed that the speed limit be 30km/h and that maybe the speed limit needed to be changed.</p> <p>Bruce advised that changing of speed limits would need VicRoads approval.</p> <p>Bruce indicated that the design of the complete Parkview Road has a chicane in it half way down and this will reduce speed once the road is completed.</p> <p>Suggestions of having flashing speed limit signs were mentioned but the reference group were concerned with safety issues and didn't think that a flashing sign would help and made suggestions of either a round about or a squiggly road.</p> <p>Travers from Glenvill suggested that might be an idea to get the area policed.</p> <p>Bruce advised that we would provide a contact number for residents to call regarding trucks driving down Parkview Road but speeding issues are a matter for the police.</p> <p>Bruce said he would also ask what options there might be with the Council traffic engineers before the Parkview Rd works commence.</p>	<p>Susie to provide contact details to lodge complaints relating to trucks driving down Parkview Road from construction site -</p>
<p><b>7. Riverfront</b></p> <p>Bruce outlined that this is a highly sensitive and a very important topic the whole former industrial site was contaminated, and had to be decontaminated. The 30 m strip along the river front has not been decontaminated yet but is required to be.</p> <p>Travers confirmed that GHD report talked about contamination on the western half of the 30 m strip of land and that trees will need to be removed and replanted.</p> <p>The GHD report is being peer reviewed on behalf of Council.</p> <p>Douglas Partners (Glenvill consultants) are regularly assessing the ground water/drainage and Glenvill are continuing to work on the items recommended by Alluvium (the Council consultants).</p>	

<p>Warren raised the question if anyone from Council was actively assessing the drainage issue, and Bruce confirmed that yes engineers were at the site on a weekly basis and a report is provided to Bruce and Chris Leivers.</p> <p>The matter of ground water is still actively being worked through with Glenvill with Alluvium (consultants) assisting the Council.</p> <p>Cr Stone referred to the presence of three river red gums that were a topic as part of the Chandler Highway works which caused the new bridge to go on the western side of the old Chandler Highway bridge - Travers confirmed that those three trees are on the Southern side of the river (Boroondara CC) and VicRoads had actually classified them as protected.</p> <p>Travers indicated that the eastern side of the 30 m strip of land, will where possible, be kept largely as it is with the tree where not affected by contamination; and that it is the western half that is more problematic due to the contamination issue.</p>	
<p><b>8. Action from last minutes</b></p> <p>The actions of the last minutes were then noted</p> <p><b>9. Other matters</b></p> <p>Next Meeting: 3 September</p> <p>Items to include:</p> <ul style="list-style-type: none"> <li>• Traffic</li> <li>• Open Space</li> </ul> <p>Meeting closed at 7:58 pm.</p>	