

Community Meeting Future of the Amcor site



Wednesday 5 June from 7.30pm
Alphington Primary School
Meeting rooms 1 & 2 (use front entrance)
Yarralea Street, Alphington

Yarra Council invites local residents to attend a community meeting to find out more about future plans for the Amcor site in Alphington.

The purpose of the meeting is to provide an update about what's intended for the site and to listen to your feedback.

Amcor ceased its paper mill operations in late 2012 and is planning to sell the 16.5 hectare parcel of land for commercial and residential development.

To assist the sale, Amcor is seeking to change the planning controls over the site.

Council wants to ensure that any future development of the Amcor site, a major redevelopment site within Yarra, is in keeping with the community's expectations. Our vision is for a sustainable and predominantly residential development that protects the environmental integrity of the Yarra River and the character of the surrounding neighbourhood.

To achieve this, Council has been working with Amcor, community representatives and the Department of Planning and Community Development to develop agreed potential changes to the current planning controls over the site.

Council is now seeking broader community feedback about these changes.

Proposed changes to planning controls

Amcor wishes to change planning controls from an Incorporated Plan Overlay (IPO) to a Development Plan Overlay (DPO). These changes would require an amendment to be made to the Yarra Planning Scheme (the set of regulations that govern planning decisions across our municipality).

Council has been involved in preparing a draft DPO with Amcor representatives.

The draft DPO incorporates key aspects of the Design and Development Principles for the site that Council

developed in 2009 in partnership with the community.

At its meeting on 21 May 2013, Council gave 'in principle' support to the draft DPO, but indicated that it wished to seek further feedback from the community before making a final decision.

Council's 'in principle' support was given on the basis that, in many ways, the draft DPO provides stronger protections over the site than the current planning controls, including setbacks from the Yarra River, maximum building heights and heritage requirements.

A main difference between the two types of planning controls is that under a DPO, the process to approve the development plan (or master plan) for the site is an informal process with no statutory requirement for community input. Disputes about this process could be taken to the Victorian Civil Administrative Tribunal (VCAT) by a developer of the site. Under an IPO, the approval of the development plan is through a formal amendment process with opportunities for submissions from the community.

These differences were concerning to Council, however Council believes (in principle) that greater benefits could be gained by negotiating specific requirements for future development in a DPO rather than continuing with the current IPO.

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Future of the Amcor site

What happens next?

Once Council has sought community feedback, it will decide whether to officially endorse the draft DPO with or without changes.

Council does not have the final say about changes to planning controls over the Amcor site. Instead, Council's recommendations are sent to the Department of Community Planning and Development for the Minister for Planning to decide whether the changes should be incorporated into the Yarra Planning Scheme.

Council understands that Amcor and a potential purchaser for the site have made a commercial agreement to resolve planning matters by mid-June.

As a matter of urgency, Council wants to seek community feedback and consider incorporating this feedback into its final recommendations before the matter is referred to the Minister for Planning and the opportunity to make our views known is lost.

If the DPO is adopted as part of the Yarra Planning Scheme and the Amcor site is subsequently sold to a potential developer, a development plan will need to be prepared for the site by the new owner.

Clean up of the site will also need to occur before any development can take place.

Council will keep the community informed each step of the way to ensure residents are aware of any planned works or any potential plans for development.

In the meantime, please visit Council's website at www.yarracity.vic.gov.au/amcor-site-alphington for more information and to view:

- the draft DPO schedule
- Council's Design and Development Principles for the Amcor site (2009)
- A table comparing differences between an IPO and DPO planning

There is no need to RSVP to attend the meeting, but if you would like to talk to someone at Council about this issue, please contact:

Sherry Hopkins
Coordinator Strategic Planning
t. 9205 5374
e. Sherry.Hopkins@yarracity.vic.gov.au

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Yarra City Council

PO Box 168 Richmond VIC 3121

T 9205 5555 F 8417 6666

TTY 133 677 then ask for 03 9205 5555

Interpreter Services 9280 1940

E info@yarracity.vic.gov.au

W www.yarracity.vic.gov.au