

Amcor Site Update

April/May 2009



Yarra City Council wants to ensure the Alphington and Fairfield community is kept informed about developments surrounding the future of the landmark Amcor site.

This is the first in a series of regular newsletter updates that will be provided to residents who live near the site.

We hope the following answers many of your questions, and encourage local residents to contact us on the numbers overleaf if you have any further queries.

What is Council's vision for the site?

Council and our community have developed a shared vision for this 16.5 hectare site as a **sustainable, predominantly residential** community that features medium density housing of ecologically sustainable design, protects the environmental integrity of the Yarra River vegetation corridor, recognises sustainable transport options, provides affordable housing and places retail and community facilities within walking distances of homes.

If you would like more details about the shared vision – developed with extensive community input – please visit Council's website at:

<http://www.yarracity.vic.gov.au/Planning/Strategic%20Planning/Amcor.asp>

What are the latest developments?

Amcor has put the site on the market, calling for expressions of interest which were due by Thursday 16 April.

On Wednesday 15 April, Planning Minister Justin Madden announced that he would rezone the site to Mixed Use. The majority of the site had been zoned Industrial, with the mostly vacant eastern part of the site zoned Residential One. The Minister also announced that he would apply an Incorporated Plan Overlay (IPO) to the site. An Environment Audit Overlay will also be applied across that part of the site previously zoned Industrial.

Minister Madden said development of the site would begin in 2011 and "provide in excess of 2000 homes as well as retail, office and community facilities along the Yarra River".

The Minister said Yarra Council would remain the responsible authority for determining applications to develop the site.

The Mixed Use Zone and two new overlays are expected to become part of the Yarra Planning Scheme in the next few weeks.

What is meant by a Mixed Use Zone, an Incorporated Plan Overlay and an Environmental Audit Overlay?

A **Mixed Use Zone** provides for a range of residential, commercial and industrial and other uses which

generally require a planning permit.

The **Incorporated Plan Overlay** means an overall 'incorporated plan' for the site must be developed and approved prior to use and development of the land.

The **Environmental Audit Overlay** means that any contamination of the site must be cleaned up prior to it being used for sensitive land uses (including housing).

What is Council's position on the Minister's announcement?

Council is pleased to remain the responsible authority for the site, as it will enable us to involve the local community as extensively as possible in future discussions about the site.

However, we are disappointed with the Minister's decision to rezone and apply an Incorporated Plan Overlay to the site.

This is because the rezoning and the IPO will result in the loss of third party appeal rights for the community once an incorporated plan or master plan has been approved for the site.

Once the 'incorporated plan' has been approved, development proposals that are generally consistent with the plan cannot (under Victoria Planning Provisions) be advertised for public input.

That means community members will have no right to object to Council or VCAT regarding the final planning applications.

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What is the formal planning process from here?

The site's new owner/developer will need to prepare and lodge an 'incorporated plan' for the site with Council.

The plan would take the form of a master plan for the site and would be required to include details of:

- Urban design including the arrangement and height of buildings and public spaces
- Land use
- Access and movement
- Open space and landscape
- Environmentally sustainable development
- Engineering services
- Staging of development.

Council will then place the plan on exhibition as an Amendment to the Yarra Planning Scheme. Residents and community members will be encouraged to provide their comments on the Amendment.

Council will consider any submissions received and may request that the Amendment be considered by an independent panel appointed by the Planning Minister. Council would then consider any report of a Panel and decide whether or not to adopt the Amendment with or without changes.

If Council adopted the Amendment, we would then request the Planning Minister to approve the Amendment.

If the Amendment including the incorporated plan was approved, the owner/developer would be able to lodge detailed planning application/s for any development.

Under the Victoria Planning Provisions, if the application/s are generally consistent with the 'incorporated plan', they cannot be advertised for public comment.

Is Council doing anything else to influence the site's future?

As soon as the buyer is announced, Council will actively seek meetings with them to discuss their detailed plans for the site.

In the meantime, Council has set up an Amcor taskforce to investigate issues concerning the redevelopment of the site.

The taskforce brings together Council, community and State Government representatives to hold topic-based sessions on: environmentally sustainable design and buildings, better transport and access options, and community services and open space.

The taskforce includes: the three Ward Councillors – Mayor Amanda Stone, Geoff Barbour and Steve Jolly – community representatives Bojun Chiswell, Jeff Katz and Eve Williamson, a Department of Planning and Community Development representative, Darebin Council representatives, and Yarra Council planning officers.

In his announcement, Minister Madden said the Brumby Government would work with the Amcor taskforce to develop the site's future.

Representatives of relevant State Government departments (e.g. Department of Education and Early Childhood Development, VicRoads) will be invited to participate in relevant sessions with the taskforce.

The taskforce will report back to Council on its findings in July/August.

How can community members continue to be kept informed and have a say?

Council will provide a regular newsletter update to residents who live in the area surrounding the Amcor site.

Interested community members are encouraged to contact Council's Strategic Planning Department for more information on tel. 9205 5555, or can contact their local councillors:

Mayor Amanda Stone
9205 5055 or 0429 358 170

Cr Geoff Barbour
9205 5055 or 0438 034 241

Cr Steve Jolly
9205 5055 or 0437 856 713.

Community members will have opportunities to provide formal feedback about the 'incorporated plan' when it is placed on exhibition (as an Amendment to the Planning Scheme) for public comment.

Residents and/or property owners will receive written notification from Council when the Amendment is placed on exhibition and will be encouraged to provide their comments.

