

Amcor Site Update No. 2

July 2009



Yarra City Council wants to ensure that the Alphington and Fairfield community is kept informed about planning for the future of the Amcor site.

This is the second in a series of regular newsletter updates that will be provided to residents and businesses near the site. The first newsletter update can be viewed at www.yarracity.vic.gov.au/Planning/Strategic_Planning/Amcor.asp.

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

What has happened since the April/May update?

Although the Amcor site has been on the market and expressions of interest closed in April, a buyer for the site is yet to be announced (as at mid-July 2009). 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, however, the Amcor Taskforce (set up by Council to investigate issues concerning the redevelopment of the site) has met on seven occasions.

The Taskforce invited a range of government departments, public authorities and relevant agencies to attend some of its meetings in order to provide further information in relation to the issues discussed.

These organisations included:

- Alphington Primary School
- Bicycle Victoria

- Department of Education and Early Childhood Development
 - Department of Planning and Community Development (Urban Design Unit)
 - Department of Transport
 - Melbourne Water
 - Office of Housing
 - Office of the Victorian Government Architect
 - Parks Victoria
 - VicRoads
 - Yarralea Children's Centre
 - Darebin City Council
 - Boroondara City Council
- and various Council Departments responsible for matters such as urban design, environment, open space, traffic and transport and family and children's services.

In the context of discussion of these issues, the Taskforce also considered some submissions received from community members via the community representatives on the Taskforce: Bojun Chiswell, Jeff Katz and Eve Williamson.

What has the Taskforce discussed?

As outlined in its terms of reference, the Taskforce's key objectives are to:

- investigate issues concerning the redevelopment of the Amcor site by holding topic-specific sessions focussed on environmentally sustainable design and buildings, transport and access, and community services and open space; and

- promote discussions between Councillors, community representatives and the relevant government departments to identify future courses of action.

The Taskforce discussed the following issues at its meetings over the past two months:

- Environmentally sustainable design and buildings, including:
 - > the importance of sustainable public areas;
 - > energy management issues;
 - > the importance of incorporating environmentally sustainable design principles at all stages of the site's design and development;
 - > the need to encourage best practice in the design of buildings and spaces;
 - > the relationship between any development and the Yarra River and other sensitive interfaces such as Parkview Road; and
 - > treatment of water.
- Transport and access, including:
 - > the surrounding road network and the constraints associated with the existing Chandler Highway bridge;
 - > poor existing public transport services in the area;
 - > opportunities to prioritise the needs of pedestrians and cyclists in association with future development of the site; and
 - > how best to provide access to the site from Heidelberg Road and the Chandler Highway.

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- Community services and open space, including:
 - > the opportunity to provide a community hub of educational and community facilities on the site;
 - > the opportunity to provide for affordable housing on the site;
 - > the need to provide public access along the Yarra River; and
 - > the need for the provision of useable open space on the site.
- The process for consideration of a master plan, including:
 - > consideration of the establishment of a Design Review Panel of expert design professionals to be involved in assessment of the master plan for the site and the subsequent detailed design phases; and
 - > the opportunity for the Taskforce to be involved in reviewing the master plan when it is lodged.

What has the Taskforce recommended and how will Council consider its recommendations?

The Taskforce will be making a number of recommendations to Council. Its recommendations relate to some changes to the adopted Design and Development Principles for the site, and actions that Council should take, particularly in advocating on a number of relevant issues. It will recommend that Council advocate for improvements to public transport services in the area and that Council consider using a Design Review Panel during the master planning phase.

The Taskforce's recommendations will be considered by Council at the meeting of its Planning, Environment and Infrastructure Committee at the **Fitzroy Town Hall** (Reading Room) on **Tuesday 4 August**, from **8pm**.

The meeting agenda, including a copy of the report to be presented in relation to the Taskforce's recommendations,

should be available for viewing at the front receptions of the Richmond and Collingwood Town Halls, and in Yarra's five libraries from the afternoon of Friday 31 July onwards. The agenda will also be available on Yarra's website www.yarracity.vic.gov.au/Council/Meetings

The Committee's resolution will then be considered for adoption at the full Council meeting at the **Fitzroy Town Hall** (Reading Room) on **Tuesday 18 August**, from **7pm**.

Local residents and other community members are welcome to attend either meeting.

What are the next steps in the planning process?

Under the provisions of the Yarra Planning Scheme, the Amcor site is included in a Mixed Use zone. Several overlays which impose additional requirements in relation to future development of the site also apply to all or part of the site, including:

- Environmental Significance Overlay (part)
- Land Subject to Inundation Overlay (part)
- Design and Development Overlay (part)
- Heritage Overlay (part)
- Environmental Audit Overlay (part); and
- Incorporated Plan Overlay (whole site).

As explained in the first newsletter update, the Incorporated Plan Overlay requires that prior to a permit being granted to use, subdivide or develop the Amcor site, a master plan for the site (referred to in the Planning Scheme as an 'incorporated plan') must be prepared and incorporated into the Yarra Planning Scheme.

Those matters which must be included in any incorporated plan, such as proposed uses of buildings and open space and recreation facilities to be provided on the site, are specified in the Yarra Planning Scheme. The Plan is incorporated into the Planning Scheme by way of an amendment to the Scheme which will be publicly exhibited.

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

Council will continue to provide a regular newsletter update to residents and businesses in the area surrounding the Amcor site. It is anticipated that the next update will include details of the resolution of Council in relation to its consideration of the Taskforce's recommendations.

Interested community members are encouraged to contact Council's **Strategic Planning Unit** 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 Yarra Planning Scheme) for public comment.

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

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 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 are not required to be advertised for public comment.