

Proposed Design and Development Principles for the Amcor Site

Heidelberg Road, Alphington



In February 2008, Amcor announced that it proposes to close its plant in Heidelberg Road, Alphington in three years time in order to move its operations to New South Wales, with ultimate plans to sell the Alphington site.

In anticipation, Yarra City Council wishes to work with the community in developing design and development principles for this site. These principles will ensure that any potential development proposed by a new owner suits the site and the local area.

Community Meeting

Council has organised a community meeting on 21 August to seek your views on any future development of the Amcor site. Feedback from this session will be used to inform the development of the design and development principles.

What are design and development principles?

Design and development principles set out in broad terms the preferred activities, the size of buildings and how they relate to each other and the surrounding area. Council will be consulting widely with the community, government departments and other stakeholders in developing these principles.

THE SITE

The site is a large, predominantly industrial site located on the corner of Heidelberg Road and Chandler Highway, Alphington and with frontage to the Yarra River. The paper mill was established in 1921 with the later addition in 1954 of the Boiler House. This large site, which includes vacant adjoining land to the east, is 16.5 hectares in area and comprises most of the land between Heidelberg Road to the north, Chandler Highway to the west, the Yarra River to the south, and Parkview Road to the east.

The Amcor site is recognised in Yarra's adopted Municipal Strategic Statement as a potential major redevelopment site. It is important to plan properly for its future in order to provide guidance for any individual or company that may purchase the site and to reflect the interests and needs of the local community.

Current controls under the Yarra Planning Scheme

The majority of the site is currently in an Industrial 3 Zone which allows industrial and related uses. The vacant land on the east is zoned for residential purposes. In addition, various overlays aim to protect the Yarra River and surrounds. A heritage overlay recognises the historic significance of the site and applies to the majority of the industrial land with specific mention of the APM Boiler house building.

COMMUNITY MEETING

You are invited to a community meeting to discuss the issues and opportunities for the future of the Amcor site.

When: Thursday 21 August 2008

Time: 7.30pm–9.00pm

Where: Collingwood Town Hall
140 Hoddle Street, Abbotsford

RSVP: Heather Allan, tel: 9205 5027
or email heather.allan@yarracity.vic.gov.au

What are the issues and opportunities regarding the future use and development of this site?

If you are unable to attend the community meeting, you can let us know your views on the future development of the Amcor site, by making a submission to:

Sherry Hopkins,
Senior Strategic Planner

by email to info@yarracity.vic.gov.au

or in writing to
Richmond Town Hall,
PO Box 168, Richmond, 3121

by Friday 5 September 2008.

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ASPECTS TO CONSIDER

Council is seeking feedback on the following aspects, which may be relevant in considering the future of the site:

Mix of land uses

What would be the best mix of activities for this land in the future? Options might include residential, offices, retailing and services or a mix of uses.

Social and Community Facilities

What are the opportunities to reassess social and community facilities in the local area?

River frontage and access

The site's wide river frontage presents opportunities and constraints. How should those parts of the river frontage that are significant be managed? The site is relatively flat but falls away significantly towards the Yarra River. This has implications for access by pedestrians and cyclists.

Roads and Public Transport Access

The site is prominently located at the junction of two major roads, Heidelberg Road and Chandler Highway. How should access in and around the site be managed?

What are the opportunities for future occupants of the site to use public transport? The Epping Rail line is located within 450 metres of the site north of Heidelberg Road, in the City of Darebin. Various bus routes running along Heidelberg Road and Chandler Highway link the site with the city, Kew, Heidelberg and Latrobe and Melbourne Universities.

Environmentally Sustainable Development

There is the opportunity for buildings and development on the site to meet best practice objectives for environmentally sustainable development, including energy efficient buildings and water sensitive urban design.

Contamination of site

Because the site is used for industrial processing, it is likely that an assessment of the site's contamination and a clean up of the site will need to be undertaken.

THE NEXT STEPS

Council will use feedback received to produce draft design and development principles, which are expected to be put out for public consultation in October 2008.

Once the Principles have been developed and then adopted by Council, an amendment to the Yarra Planning Scheme will be prepared to ensure that the principles are implemented through Planning Scheme provisions. This process will include further community input and comment and is likely to occur in 2009.



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