
Alphington Paper Mill Action Group Position Papers

The Alphington Paper Mill Action Group (APMAG) has been established to represent the interests of the 5000 nearby residents of the AMCOR development site in Alphington. The site is bordered by the Chandler Hwy, Heidelberg Rd and Yarra River and covers some 16 hectares and is one of the largest inner urban redevelopment sites in Australia.

APMAG has widely consulted with the local residents, clubs, associations and key institutions seeking out the important and key elements sought in any redevelopment proposal. The local community has a detailed and superior knowledge of the characteristics of the area and its key selling points.

We recognise that there is a long list of items that require consideration on such a large and significant development site. APMAG has distilled this down to 4 key position papers. This has been done to ensure that other key stakeholders such as the successful developer and the government have a clear understanding as to what the majority of locals are seeking, and believe is needed.

These papers should be considered as significant input by the local and state government as well as the successful developer. We would expect these to be incorporated in any urban planning and design proposal.

Attached are the 4 key position papers that have been established by APMAG. These are:

- The Riverfront Precinct
- The Education Precinct
- The Alphington Community Activity Centre
- Ecological Sustainable Development

For Media enquiries please contact:
Peter Jacob
President
Alphington Paper Mill Action Group
(0438) 350 734
www.apmag.org.au

POSITION PAPER 1 - Alphington Community Activity Centre

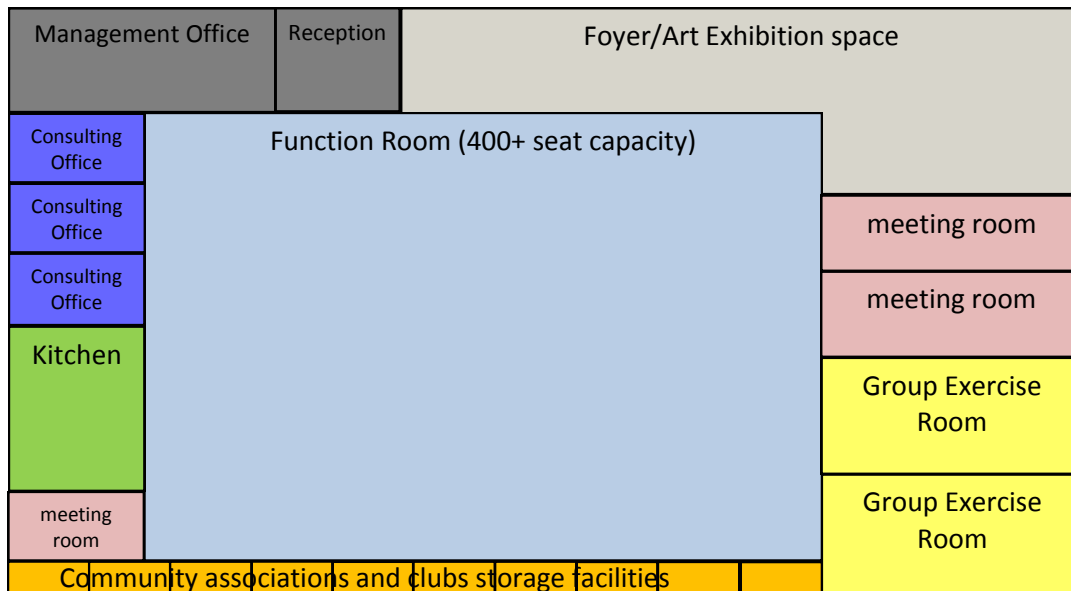
APMAG supports the development of a Community Activity Centre as part of the redevelopment of the Alphington Paper Mill site. The Community Activity Centre will serve a vital hub for an enlarged Alphington community providing a gathering place for people and a facility for a wide range of community activities, programs, services and events.

Background and Rationale

With the potential doubling of Alphington's population, it is essential that we maintain and enhance our sense of community. New residents need to feel welcome and included; while all residents need access to a variety of recreational and social support services. The Community Activity Centre will be an important aspect of the area's amenity and attraction, and reinforce its distinctive community characteristics.

Features

- Council facility with community management
- Available 7 days/nights a week
- Full time caretaker / manager
- Ground floor - possible integration within a multi-level building on site



Services

- Recreational activities - yoga, dance, karate, craft etc
- Health and community services - counselling, support, aged care, disability. The Centre will incorporate targeted and integrated programs of assistance to vulnerable members of the community.
- Art activities and display
- Community meetings and functions - e.g. community forums, fundraising events, indoor markets, business workshops and seminars, local business events, presentation nights
- Hosting community organisations

Implementation Steps

APMAG has already consulted widely in relation to this initiative and has found strong support from local clubs and associations, and residents. Further consultation in conjunction with APMAG, local council, state government and the developer will be required in order to detail the design, and accommodate the needs of a maximum number of new and existing residents.

POSITION PAPER 2 - Ecological Sustainable Development

It is essential that the development of Alphington Paper Mill site occurs in an environmentally sensitive manner. The paper mill site has a chequered environmental history with noise, air, and water pollution evident. This has heightened the community's concerns with environmental management issues. The redevelopment highlights the need and also the opportunity to promote ecologically sustainable development on the site.

Background and Rationale

APMAG advocates that Ecological Sustainable Development (ESD) should be a guiding principle for development of the site. This will cover the local ecology, built form, open space and the way that the community and residents interact with it.

The Alphington Paper Mill site is defined by its location adjacent to the river and significant parklands. The ecological environment has significant value to local residents and Melbournians at large. Adjacent and nearby areas include Alphington Wetlands, Alphington Park, Yarra River, Yarra Bend Park and parkland on the South side of the river. The development will need to have minimal impact on these areas, as well as maximising the recreational opportunities for existing and new residents.

Features

Giving prominence to ESD in the planning and construction of the site through:

- Regulatory Authority to stipulate overall ESD standards for the site
- Appointing a high-level ESD professional to the senior project team for site development
- Consultation with local residents and organisations on the development to include full discussion of environmental impact and approaches.

Specific initiatives to be included within the overall plan are:

- The total site will capture and reuse rain water run-off.
- The total site will capture, naturally filter, and reuse grey water.
- Buildings to conform to a six star green rating
- The site layout to conform to ESD standards

Implementation Steps

APMAG will work closely with the Regulatory Authority and the developer to ensure that ESD principles are incorporated in the site development, and that an appropriate ESD professional is appointed to the senior project team. APMAG will assist in facilitating community consultation on ESD approaches for the site.

POSITION PAPER 3 - Education Precinct

The planned redevelopment of the AMCOR site will considerably expand the resident population of Alphington, and necessarily increase demand for the already stretched Early Years educational services. In order to meet this demand, APMAG supports the expansion and integration of Early Childhood, Pre-School and Primary educational services and facilities. This will involve the development of an additional educational campus on the redevelopment site which will be integrated with the current primary school and Kindergarten campuses in Yarralea Street. This option has already been endorsed by the Alphington Primary School and Yarralea Children's Centre as the most efficient and effective model to best support children and families in the new larger Alphington.



Background and Rationale

Alphington's current pre-school is at capacity and the primary school is close to capacity. Both institutions are well-integrated with the community and are focal points in the neighbourhood. The proposed model which provides for the necessary expansion of educational services in the area also emphasises the integration of new residents. Operating as one integrated early and middle years education hub promotes and enhances a strong cohesive community. The new campus would cater for the early years (0-8 years old), while the existing school site would be focused on the middle years (9-12 years old). The existing YCC site would continue to offer flexible care for families. Key benefits of this model are an improved and more cohesive educational environment for younger and older students respectively, as well as providing management and cost efficiencies. Resources would be shared between the campuses as required. The proximity of Alphington Park to both campuses is advantageous to outdoor learning and sports activities.

Features

The new campus will most likely be used for Early Years services, while the Middle Years campus will most likely be at the existing Alphington Primary School. The optimum placement for the Early Years campus is adjacent to Alphington Park oval, enabling access to the Park and close pedestrian access to the existing facilities (240m).

Early Years

- Long day and occasional care
- Kindergarten services
- Maternal and child health
- Classroom and educational facilities

Middle Years

- Classroom and educational facilities

Implementation Steps

This initiative has strong support from Alphington Primary School, Yarralea Children's Centre, Alphington Community Centre and residents. Taking this forward will require extensive involvement by the Department of Education and Early Childhood Development, as well as the local council (responsible for early years provision in its municipality) and the developer. Further consultation with Alphington Primary School and Yarralea Children's Centre will be critical to ensure the best outcome.

POSITION PAPER 4 - Riverfront Precinct

APMAG has two core objectives for the Yarra River Front Precinct: to protect and enhance the natural environment including habitat for local wildlife; and to encourage passive recreational activities for the local community in the riverfront area. The redevelopment of the Alphington Paper Mills site provides a rare opportunity to advance these objectives.

The Riverfront Precinct is highlighted in the picture below. It combines the riverbank, the escarpment and further land beyond the escarpment. The boundary is Lugton Street. Any development between the escarpment and Lugton Street will need to be sensitive to these two objectives. It should have minimal aesthetic impact for residents utilising the Riverfront.



Background and Rationale

The riverfront is one of the most distinctive features of the site. It is currently used extensively for passive recreational activities by the community and visitors to the area. The community wants to maintain public access along the river, and to take the opportunity to regenerate the vegetation back to its original indigenous state. This will be in line with regeneration work already undertaken at the adjacent Alphington Wetlands. With the new resident population on the site, and the natural attraction of the river it will be vital that the natural environment is preserved.

Features

- Maintain public access and improve walking track along the river
- Use of indigenous flora to enhance the habitat value of the River Corridor
- Retention of significant trees
- Integration of area with Alphington Wetlands
- Installation of a grey & storm treatment plant on site to capture, filter and reuse all grey water
- Built form on the whole site should have minimal impact on the aesthetic appeal of this sensitive natural bushland setting
- Integration of pedestrian linkages with the existing street network in the area above the river escarpment

Implementation Steps

A landscape plan should be developed specifically for the Riverfront Precinct as part of the Alphington Paper Mills redevelopment. Generation of the plan will require on-going consultation with the community about how the above features will be incorporated.