



Joint AMCOR Redevelopment Submission

Alphington Primary School and Yarralea Children's Centre

Introduction

Yarralea Children's Centre and Alphington Primary School are the two closest education service providers to the proposed AMCOR Redevelopment in Alphington. The school and the children's centre are therefore presenting a joint submission to Yarra City Council in relation to the impact of the redevelopment of the AMCOR site on education in Alphington.

Yarralea Children's Centre is located approximately 200m south of Heidelberg Road on Yarralea Street, Alphington. The Centre provides services for Three and Four Year Old Early Childhood Education, Occasional Care, extended care options (eg. lunch link and after care), holiday programs, and also contains the local Maternal and Child Health Centre. Yarralea's educational program also includes an intergenerational program with the neighbouring Aged Care facility, a Visting Artist program and promotes sustainability and healthy eating. Yarralea currently represents 150 children and 130+ families and is operating at near capacity.

Alphington Primary School is a 5 star sustainable school and is located on one hectare approximately 300m south of Heidelberg Road on Yarralea Street, Alphington. The School provides Primary Education for two classes of students from Preparatory Year to Grade 6 and provides a series of additional programs including Out of School Hours Care, an Out of School Hours Music Program, a Healthy Eating program and a safe travel to school program. Alphington Primary School educates 300 children and represents approximately 400 parents. The school is operating at near capacity.

Combined Educational Facilities Years 0 to 8

Given the likelihood of the AMCOR Redevelopment causing a significant increase in demand for education, Yarralea Children's Centre and Alphington Primary School seek to develop combined Educational and associated facilities for Years 0 to 8. These facilities would embrace the new education reform and support lifelong learning.

At Capacity

Each of the public education institutions located within commutable distance from Alphington are at or near capacity. This includes Alphington, Fairfield, Spensley Street, Clifton Hill, Westgarth, Northcote and Ivanhoe Primary Schools and Kew and Thornbury High Schools. Early Childhood education is also at capacity with Yarra City Council having instituted preference mechanisms to manage demand. This will be exacerbated by the statutory requirement from 2013 for all children to attend 15 hours of Early Childhood Education. In order to meet new demand, new facilities are imperative.

An Integrated Approach

The necessity of change offers an opportunity to provide combined services to maximise economies of scale and to be tailored to the new demographic needs. The combined facilities would include:

- An integrated approach to Education and Development (0-8), incorporating an expansion from the current Early Childhood philosophy at Yarralea and Primary Age Education.
- Maternal and Child Health Facility
- High Quality Early Childhood Development complemented with Long Day Care and flexible care options for families.
- Out of School Hours programs for years 0 to 8.
- Holiday Program
- Sporting facilities
- A pre-prep Program
- In-home support to new parents
- Early Childhood demonstration/model centre – purpose built for indoor/outdoor programs
- Professional Training
- Playgroups

These education facilities will form a community hub and be utilized by the local community, enhancing local community services. To support the community, it is proposed that the Education Facility also include:

- A large meeting space, capable of holding four hundred or more attendees
- Conference room facilities.
- Netball courts and basketball courts.
- Aged care services
- A Gymnasium/stadium
- A Learning Resource Centre

Usage of the redeveloped AMCOR site

The redeveloped AMCOR site will be part of our community and must complement and enhance this community.

New Families

The decision whether to use the AMCOR site commercially, industrially or residentially will depend on a variety of commercial and demographic factors.

A critical factor is that the vast majority of new residents to Alphington are young families who recognise our community as an ideal place to raise children. Being amongst one of the most family friendly locations in inner city Melbourne is a pivotal reason for the extremely high demand for housing in Alphington.

Retaining this excellent family environment and the appeal that Alphington is a highly sought after place to live makes commercial sense - in the redeveloped Alphington.

From a sociological perspective and taking into account current trends, young couples or young families will be more inclined to move into a new inner-city suburb with mid-density housing. There will be increased demand for flexible options and quality education from birth onwards.

More than new Families

We appreciate that a community neighbourhood requires more than offering houses for families. We therefore also support the AMCOR redevelopment having regards for:

- Accommodation for members of our community seeking to reduce their property size as their children leave home
- Appropriate Aged Care Accommodation.
- Low cost accommodation for families, maintaining the broad social profile of our community.
- A focus on environmentally sustainable living and design
- Sufficient open public spaces and access
- Limited and regulated vehicle access, preventing short cuts through the new development.
- A public cultural and educational community hub that supports families and children within the new development and the City of Yarra.

An Appropriate Footprint

In these early stages of the AMCOR Redevelopment, it is imperative to ensure that an appropriately spaced footprint is allocated for new Education/community facilities, adjacent to Alphington Park. Until a comprehensive Urban Design Plan is completed, and the nature of the new residential development is known, planning expectations for the size (and footprint) of the facility should be set at the upper limit of likely outcomes.

Urban Design Plan

It is critical to the success of the Redevelopment that a detailed rigorous approach is taken to developing an Urban Design Plan, similar to that used for the Kodak Plant redevelopment in Coburg. This will require appropriate resourcing and pre-established timelines for completion. The outcome of the Plan will need to incorporate tangible parameters and guidelines for any Developers.

The nature of the education/community facilities would form an important sub-component of the Urban Design Plan. This would provide the Education needs, associated services, and integrate two existing facilities with a third new facility on the AMCOR site.

Signatures



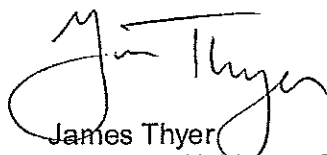
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