

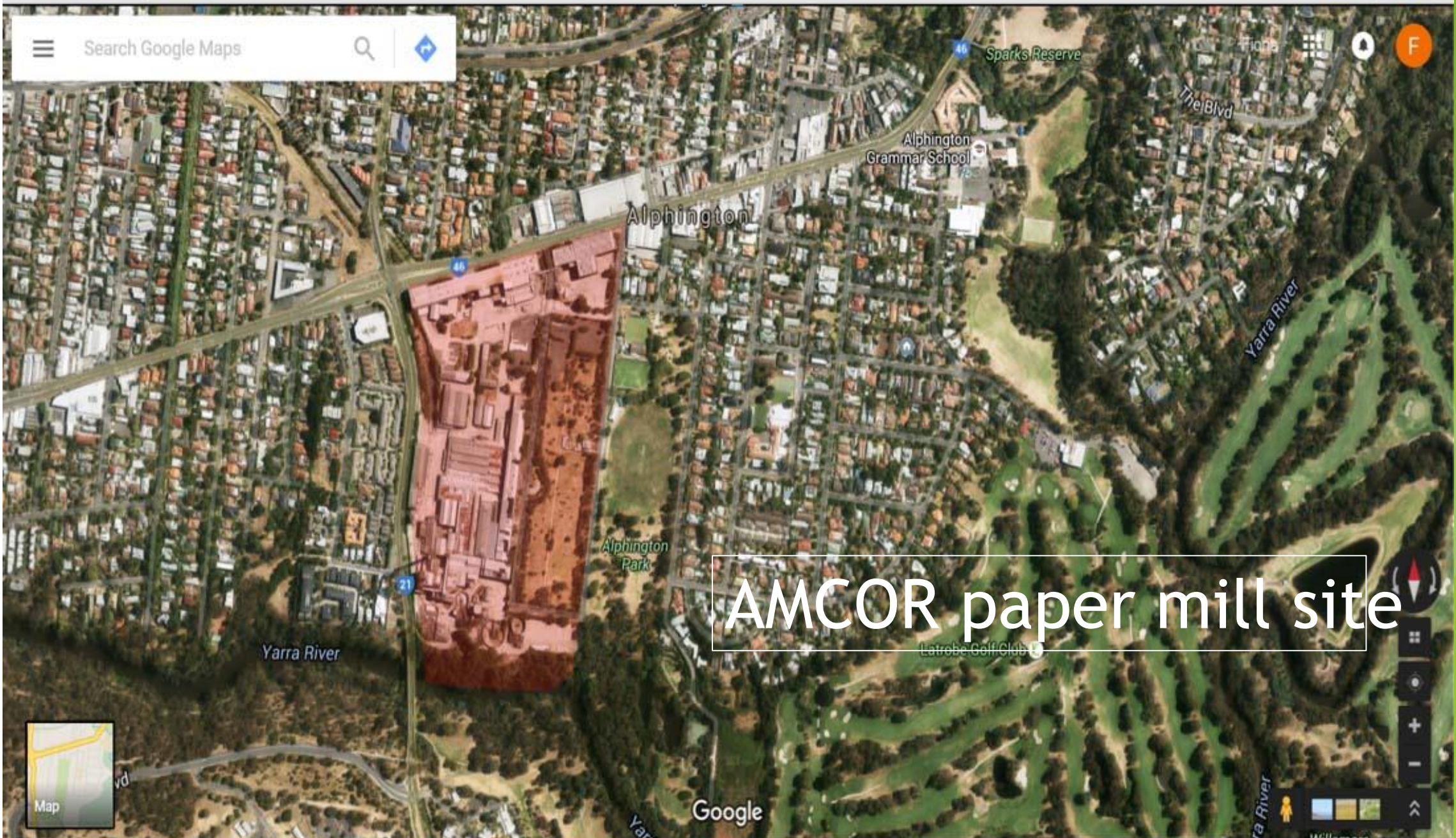
APMAG

Alphington Paper Mill Action Group

APMAG

ALPHINGTON PAPER MILL ACTION GROUP...THE VOICE OF THE COMMUNITY

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AMCOR paper mill site



City of Darebin

Alphington

City of Banyule

City of Boroondara

Adjoining suburbs

What is APMAG?

- ▶ A group of 5 to 6 residents who form the committee
- ▶ A email - mailing list of over 500 local residents
- ▶ Facebook presence
- ▶ Webpage (very out of date and limited)

Alphington Paper Mill

- ▶ Operated in Alphington from 1921 and closed operations in late 2012 and moving operations to Botany Bay
- ▶ Community learnt that site was closing and would be sold in 2008
- ▶ It was obvious to the community that the site would be redeveloped as housing and so the local residents lobbied Council to start planning for that outcome. The basis of that lobbying was that if development was coming the community needed to be engaged with the process or they would not get a say in what was developed.
- ▶ The goal of the community was positive engagement

- ▶ City of Yarra held a large community meeting in 2008 at Collingwood Town Hall. An AMCOR task force was set up by the City of Yarra to formulate the Design and Development Guidelines (issued in 2009)
- ▶ The APMAG committee and Alphington community played a key part in that Taskforce

Image Australian Paper Mills during 1930's viewed from Yarra River.



AMCOR Site in operation



Community groups involved

- ▶ South Alphington and Fairfield Civic Association (SAFCA)
 - ▶ Was formed in 1995 to give local community a voice with the City of Yarra (as a result of the Council amalgamations)
 - ▶ Broad range of issues such as representation, environment, services and planning
- ▶ As a result of the sale announcement APMAG was formed in 2009 as a separate committee to focus only on the paper mill site.

- ▶ The Alphington community knew that the site would be developed.
- ▶ Decision was made that the development needed to be the best
 - ▶ Best for new residents
 - ▶ Best for existing residents
- ▶ But what did the best comprise of?

APMAG - key platforms

- ▶ While Council was undertaking community consultation in developing their planning for the site
- ▶ APMAG undertook its own consultation with the community and established four key platforms as the most important aspects for the community.

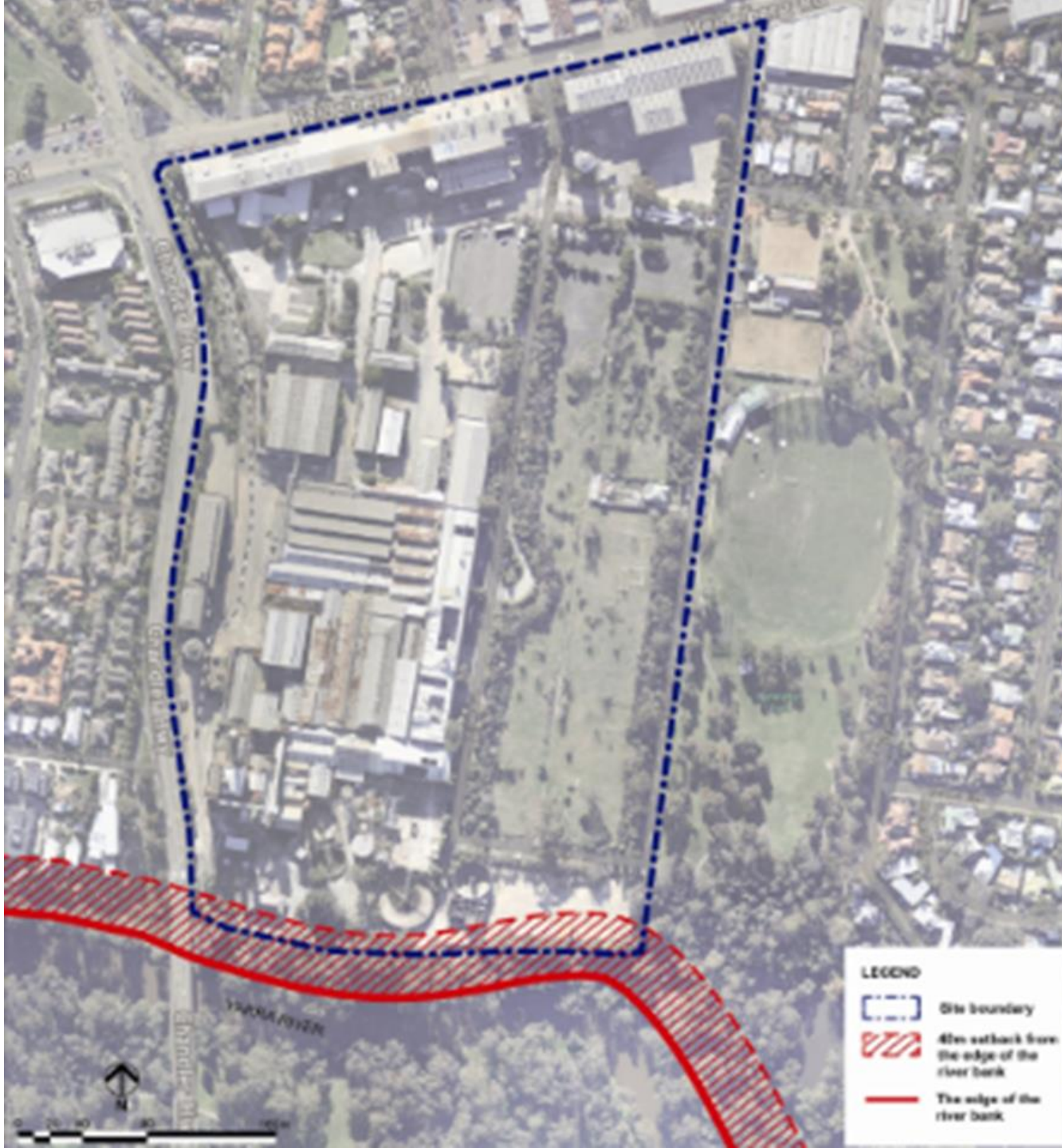
- ▶ We were not going to be able to influence the residential development,
That was the developer and the market
- ▶ We were not going to be able to influence the fact that the
development was going to happen.

- ▶ So APMAG worked out its key priorities in consultation with the
community

Four key platforms

1. Riverfront protection
2. ESD
3. Educational facilities
4. Community Facilities

<http://www.apmag.org.au/images/documents/apmag/11-03-08-apmag-key-position-papers-update.pdf>



- AMCOR ownership of land extended into the Riverbank and river front area.
- It was priority to the community that this land be transferred to public ownership and accessible

APMAG was very busy in 2008 and 2009

- ▶ APMAG lobbied City of Yarra to start planning for the new suburb
- ▶ In 2008 City of Yarra rezoned the site to a Mixed Use Zone with an Incorporated Plan Overlay (IPO)
- ▶ AMPAG put a position paper to Council articulating the community vision for the site

<http://www.apmag.org.au/images/documents/apmag/requirements-for-development-of-amcor-site.pdf>

- ▶ Council hosted the community meeting in 2008 and the AMCOR task force formulated the AMCOR Site Design and Development Principles (issued in 2009).

- ▶ Amcor Design and Development Principles in 2009 supporting the IPO

<http://www.apmag.org.au/images/documents/local-govt/09-01-xx-amcor-site-design-and-development-principles.pdf>

Note the plan and key features of the plan



What is an Incorporated Plan Overlay (IPO)?

- ▶ A town planning tool for managing future development on a site – meaning the developer must have a master plan for the site.
- ▶ An IPO means the plan will be an incorporated document, part of the planning scheme. A planning scheme amendment and a planning permit will be needed to introduce or change the plan.

- ▶ This means that changes to the master plan requested by the developer during the development are advertised and subject to appeal by 3rd parties such as residents.
- ▶ And decisions made by Council can be appealed at VCAT
- ▶ [IPO1_43_03s01_yara.pdf](#)

RESOURCE THAT EXPLAINS THIS BETTER THAN ME!

- ▶ http://www.dtpli.vic.gov.au/__data/assets/pdf_file/0009/258435/PPN23-Appling-the-Incorporated-Plan-and-Development-Plan-Overlays_Aug-2015.pdf

Sale of site

- ▶ AMCOR had the site up for sale for 3 years
- ▶ As a contract condition the purchaser wanted to change the planning overlay - to make the site easier to develop - They wanted a Development Plan Overlay (DPO)

Development Plan Overlay - DPO

- ▶ A Development Plan is not incorporated into the planning scheme.
- ▶ It can be introduced or changed 'to the satisfaction of the responsible authority' (i.e. City of Yarra). A planning scheme amendment is not needed. - this makes the plan more flexible and easier to amend.
- ▶ There is also no consultation or advertising of changes - they are managed within the council process AND no appeals, no options to take a decision to the courts for review.

REMEMBER THE RESOURCE THAT EXPLAINS THIS BETTER THAN ME!

- ▶ http://www.dtpli.vic.gov.au/__data/assets/pdf_file/0009/258435/PPN23-Appling-the-Incorporated-Plan-and-Development-Plan-Overlays_Aug-2015.pdf

What did that mean to Alphington

- ▶ No appeal rights
- ▶ Used mainly for outer urban developments not sites with residential neighbours
- ▶ Still a master plan but no further advertising - no consultation
- ▶ No right to appeal the subsequent planning permits for the detail development
- ▶ No consultation with the community



The sale was conditional on the DPO change

This meant the community had one chance to ensure that the development was the best it could be.

APMAG worked with the community to ensure that the new overlay included EVERYTHING

The best for the existing residents but also melding the old with the new community - a cohesive community

APMAG worked with Council and community to establish DPO framework

- ▶ The AMCOR Site Design and Development Guidelines formed the basis of the community position for the new planning overlay.
- ▶ <http://www.apmag.org.au/images/documents/local-govt/09-01-xx-amcor-site-design-and-development-principles.pdf>

Remember this plan?



APMAG four key platforms were included in to the new DPO

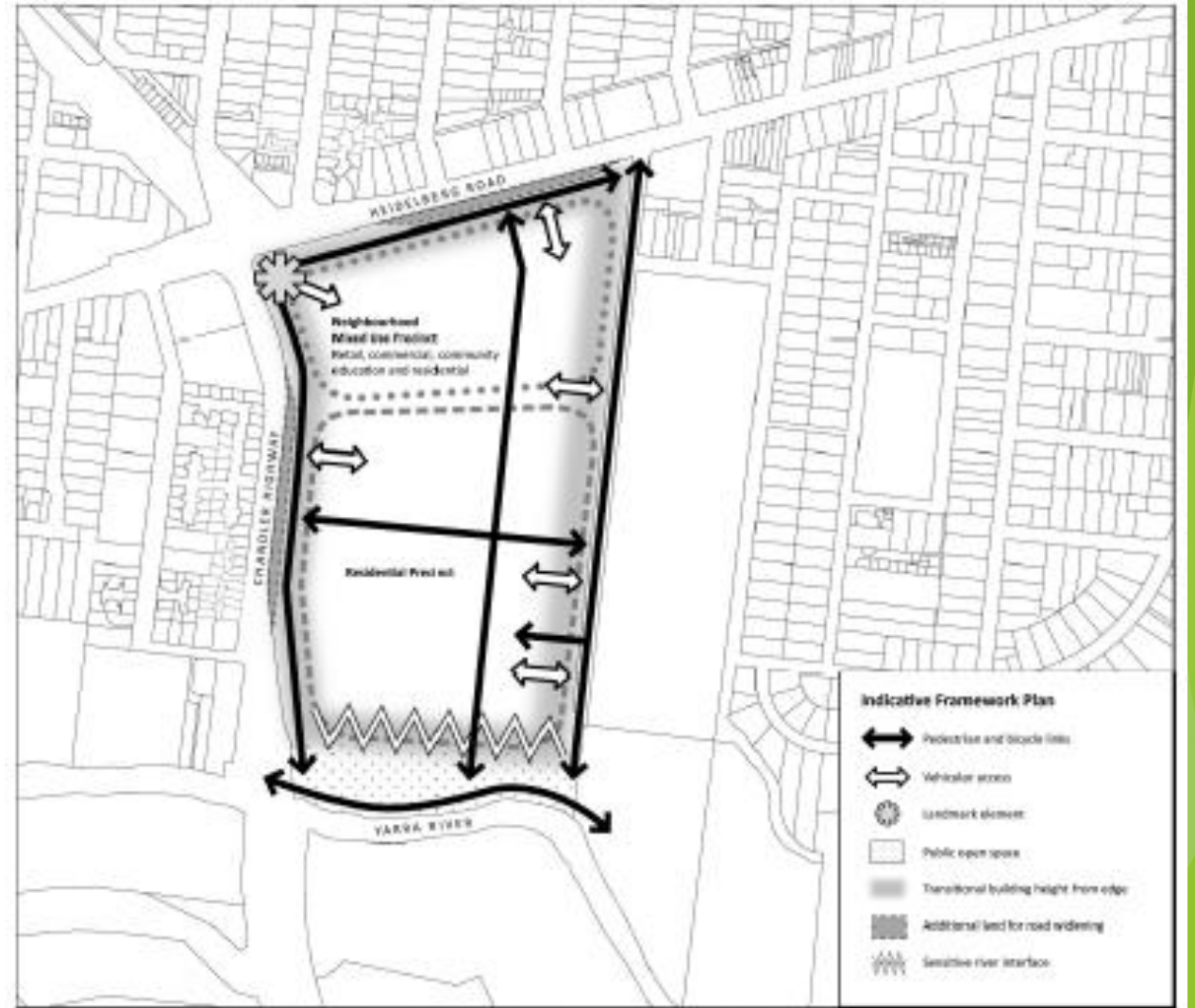
- ▶ Riverfront - 30 meters setback from edge to any development



DPO also included:

- ▶ Building heights
- ▶ Residential development
- ▶ High architectural quality
- ▶ Cohesive community
- ▶ Community Infrastructure
- ▶ ESD
- ▶ The school was taken out by the planning minister

http://planningschemes.dpcd.vic.gov.au/schemes/yarra/ordinance/43_04s11_yarra.pdf



And an unusual condition for DPO

- ▶ 28 days of public consultation about the submitted plan.

Remember the DPO has no consultation component - City of Yarra got around that by including for 28 days of consultation at the initial submission stage, not the detail applications over the years of the development.





What now?

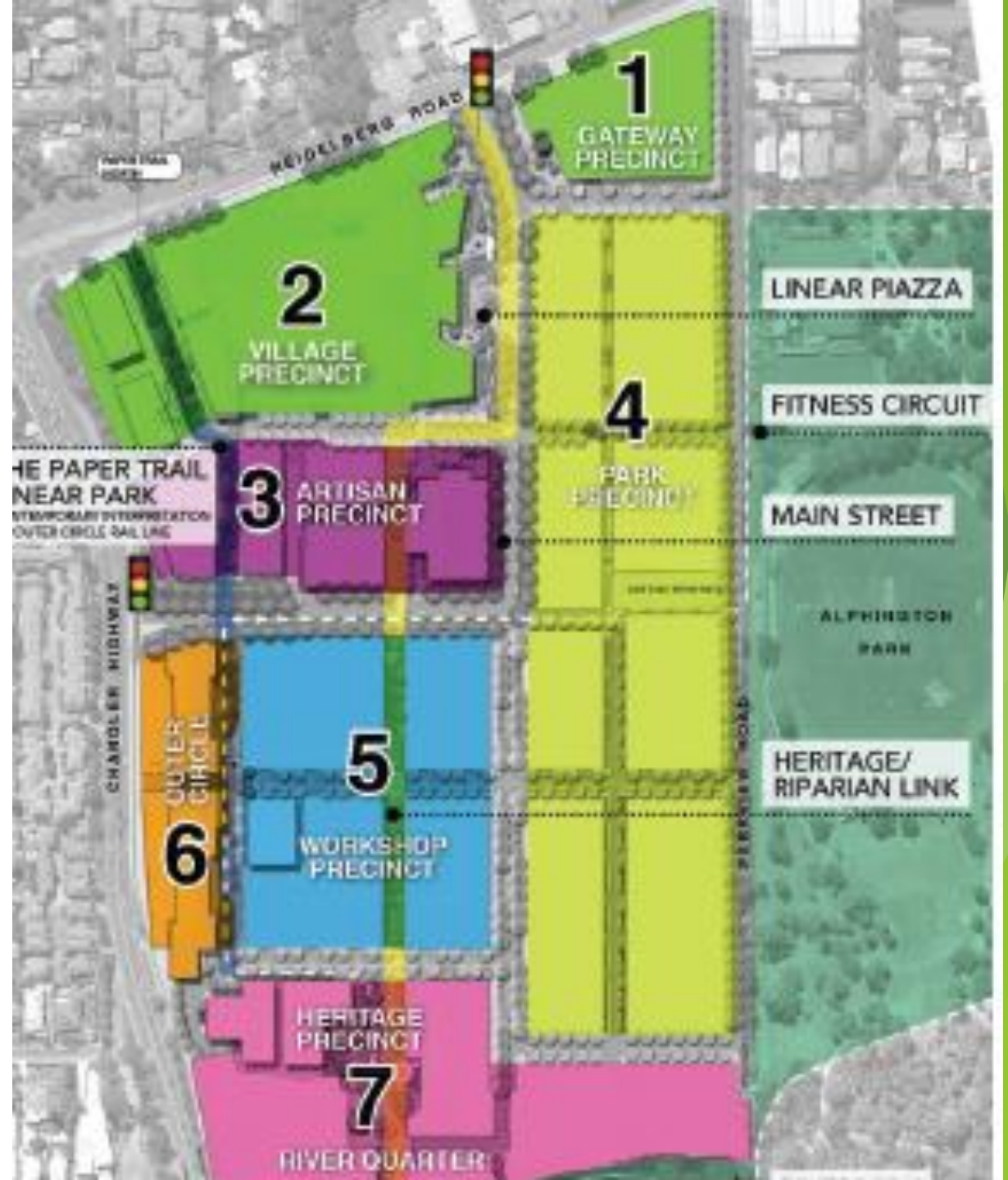
Two developers in partnership had bought the site

- ▶ Glenvill - doing the residential works
- ▶ Alpha Partners - Commercial development

And they needed to come up with a masterplan that met the DPO requirements

Development Plan submitted

- ▶ In February 2015 the developer submitted their first plan to City of Yarra for approval
- ▶ That started 28 days of community consultation



APMAG was worried

- ▶ No functional open spaces
- ▶ Heights and density were not in line with DPO
- ▶ It was now real to the community
- ▶ We had the 30m setback from the river
 - But that was included in the %age open space
- ▶ We had community facilities but no commitment from council as to what they would be
- ▶ We had 4500 people moving into site
- ▶ We had 2 supermarkets and 25,000m² of retail in a residential neighbourhood!
- ▶ And...



Traffic

- ▶ Chandler Highway



Consultation

To develop feedback on the proposed plan APMAG worked with the community and they were invited to view and comment on the proposed plans

APMAG

- ▶ held community meetings
- ▶ Undertook online surveys
- ▶ Had drop in sessions
- ▶ Submitted a 70 page response



Developer talks

- ▶ The developers realized that we were serious and knew what we were talking about!
- ▶ APMAG talked with developer about issues with their plan
- ▶ 2500 signature petition was tabled with Council (organized by a Councillor)

- ▶ New plans were sketched
- ▶ Key changes were tabled

Key Changes

Open Space

- A network of local open spaces throughout the site based on a 200m catchment for each resident
- Open spaces provide for the 0.5 – 1hr stay, and service the passive, informal recreation, walking, sitting, reading, relaxing, BBQ and children's play areas
- Each space will have its own character, for example the heritage precinct will draw on the bushland setting of the river corridor and the village piazza will be focused on civic/urban context, as such providing a range of different types of spaces within the development
- The open space contributions meet Council's recommendation for 4.5% excluding the riverpark
- Advocate for public spaces to undergo a community feedback at the detailed design stage

Movement

- Roads have been widened, for example main-street increased between 1.5m and 5m in parts.
- Pedestrian and cycle movements have been prioritised
- Clear north-south and east-west connections
- Cycling friendly environment within the street network
- Abandoned the east-west road adjacent the Gateway to avoid a rat run
- Recommendation for upgrades to Alington Station, note the upgrading of this infrastructure is subject to a Council resolution on the Development Plan
- A 1.5m public path along the crestline
- Vicroads assessing the traffic model including the new Chandler highway bridge, assumptions and inputs have been agreed

Built Form

- Conformity with the DPO Schedule 11, particularly with the external interfaces
- Increase permeability within the River Precinct
- Relaxed setbacks throughout the Park Precinct and the Workshop Precinct

Retail

- Reduced retail offering by 21% (400m²) to 15,000m², of which 2,000m² to be allocated to the Artisan precinct
- Reduced retail has resulted in approx. 10% reduction in vehicle trips generated in peak periods
- Independent peer review on policy basis of what is a neighbourhood retail offering will be provided

Community Infrastructure

- Final discussion being held between Alpha & Council, likely to result in some onsite and off-site contributions via works or cash.

Affordability & Diversity

- Aspirations to deliver 3 bedroom apartments within apartment buildings
- Affordable housing to be delivered through a Section 173 Agreement

- ▶ September 2015 a revised plan was submitted to Council
- ▶ It included or addressed most of APMAG's concerns from the March plan

ALPHINGTON SQUARE - 700M²

A vibrant central hub, a meeting point bringing together both precinct residents and the broader community. A central piazza will have capacity to stage a wide range of community events, activities and pop ups, bordered by alfresco dining areas lined with thriving cafes, bars and restaurants. Designed to welcome new and existing residents of all ages, Alphington Square will be the gateway to the development.

ARTISAN PARK - 2,000M²

This flexible lawn space is the heart of the new precinct. We invite you to gather with friends, relax and unwind on the informal open grassed area. Inspired to attract the latest cutting edge chefs, restaurants and cafes, the adjoining outdoor dining areas will be a great spot to enjoy a leisurely lunch or dinner, with potential for the park to play host to local farmers markets too.



WORKSHOP LOCAL PARK - 1,770M²

Invoke the fitness guru within you and get active in this recreational park. Designed to bring together families to play and be active in the surrounding grasslands, the park will include BBQ's, play equipment, seating and picnic shelters with paths linking to the Paper Trail and Heritage Park.

HERITAGE PARK - 3,030M²

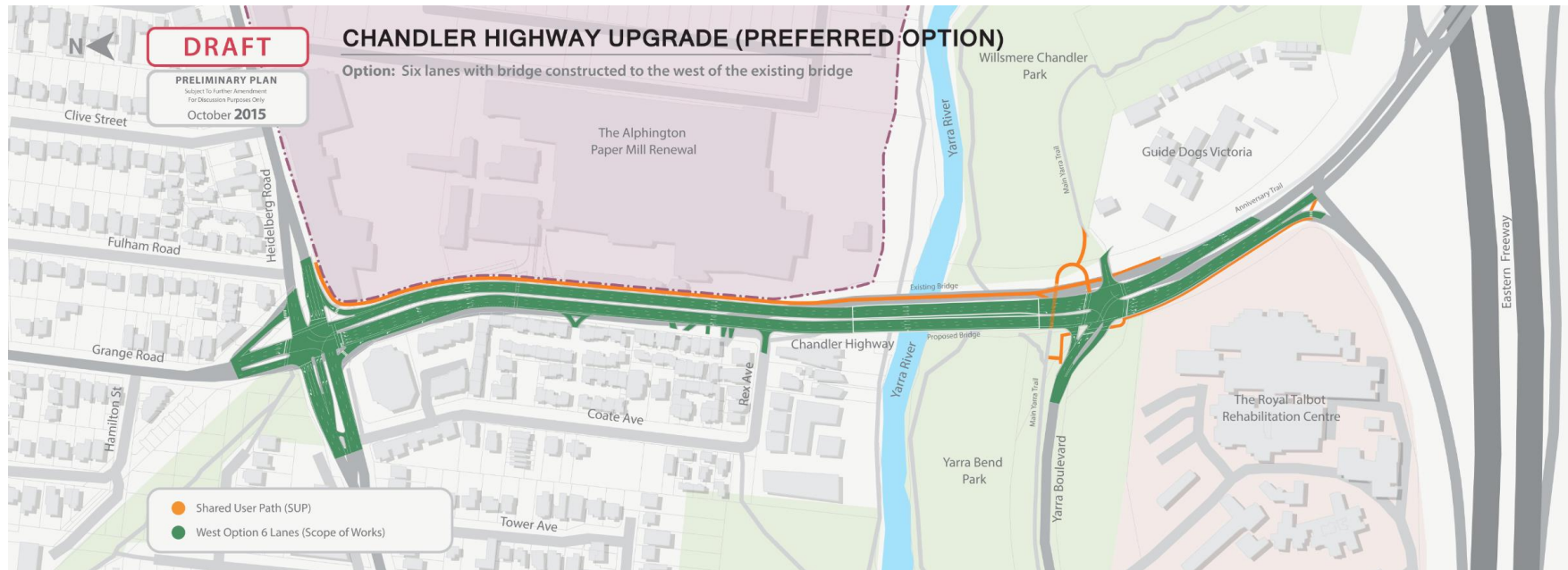
Celebrates the site's historical significance and industrial heritage. It is envisaged to be a community hub, embracing the history of the area with space for such uses as a community garden and picnic shelters to encourage residents to linger longer in the surrounds. Step back in time and marvel at the interpretive features within the park which will tell the story of the site's past.

More consultation

- ▶ Because the plans had changed so much between February and September 2015
- ▶ Another consultation period was declared
- ▶ Traffic management or the lack of it became a key issue
- ▶ State Government had announced that the Chandler Highway Bridge would be duplicated - this would impact on the site

West Alphington Residents Incorporated (WARI)

- ▶ WARI was formed to lobby Vic Roads and the State Government on the bridge duplication.
- ▶ Concerned that a west alignment would impact on their homes



December 2015

- ▶ Development plan was submitted to City of Yarra
- ▶ Approved unanimously with 85 conditions!



Final approvals

- ▶ The developers have worked on the approved plan and addressed the Council conditions
- ▶ The revised application was submitted to the CEO of the City of Yarra for approval (under delegated authority) and approved by Council in June 2016.
- ▶ A copy of the approved plan is on the City of Yarra website, (click in the link [Approved AMCOR development plan](#))
- ▶ Vic Roads and the State Government announced in late 2016 the western alignment of the Chandler Highway Bridge will proceed

What does the State Government want?

- Melbourne has a population of 4.3 million people in 2013.
- Melbourne is estimated to grow to a city of around 7.7 million people by 2051.
- **Key issues:** Jobs, Housing & Transport.
- **Housing:** To accommodate population growth around 1.6 million new dwellings will be required across the metropolitan region by 2051.

Plan Melbourne: Metropolitan Planning Strategy

FIGURE 14 – THE 20-MINUTE NEIGHBOURHOOD

SOURCE: DEPARTMENT OF TRANSPORT, PLANNING AND LOCAL INFRASTRUCTURE, 2013



Social Changes

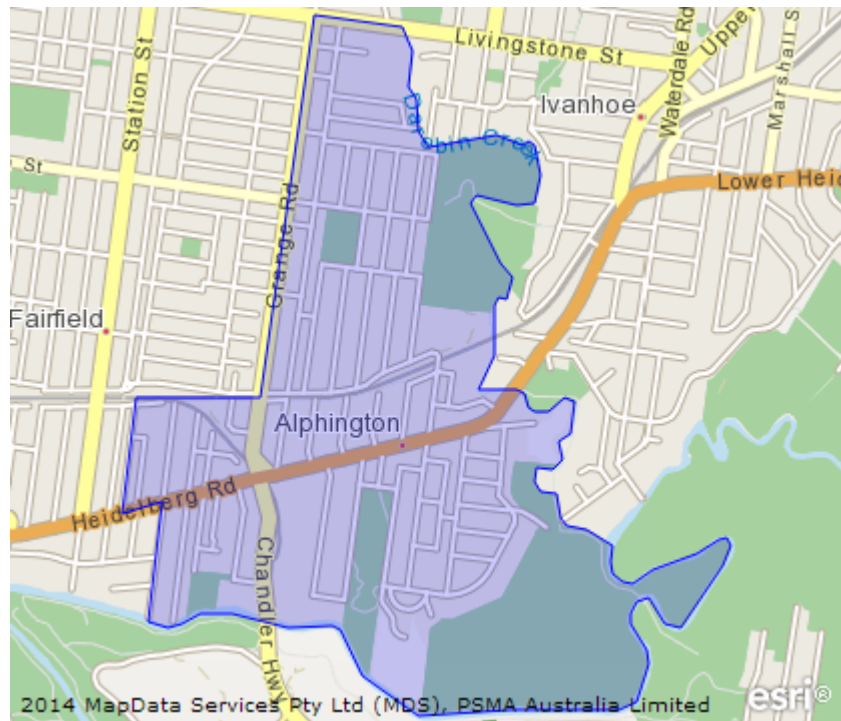
Increased population - doubled over the next 10 years.

Alphington perceives itself as having a family focus

- ▶ Primary School
- ▶ Bowls Club
- ▶ Netball club
- ▶ Football and Cricket
- ▶ Soccer Club
- ▶ Christmas Carols
- ▶

Population - Alphington

Current Pop: 4,600 (Census 2011)



Amcor Pop: 4,500 (projected)



Social

Local schools are at capacity - Fairfield Primary and Alphington Primary

4500 new residents using an already crowded Alphington Park

No multifunction sporting facilities

Inadequate existing community facilities to service new residents

No public transport improvements

Now what?

- ▶ Development plan including all 85 conditions was approved in mid 2016
- ▶ Developer starts work on site in early 2017 and has 3 subdivisions on the market [YARRA BEND MARKETING WEBSITE](#)
- ▶ No community voice on town planning decisions
- ▶ School campus is in planning education department

- ▶ Part of Council approval was a community working group
 - ▶ to work with council and developer on open space design and community facilities

Questions?



Site in 2015