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**Request to be heard?:** No, but please email me

**Full Name:** Bernard Anthony Carolan

**Organisation:** N/A

**Affected property:**

**Attachment 1:** Precinct\_Plan.docx

**Attachment 2:**

**Attachment 3:**

**Comments:** Please see attached.

## SUBMISSION INTO

# YARRA RIVER – BULLEEN PRECINCT – LAND USE FRAMEWORK PLAN

1. In general terms I am strongly supportive of the process to develop this Plan, and of the conceptual elements included in the discussion papers. For far too long the riverside areas along Bulleen Road and Templestowe Road have been blighted by derelict and under-utilised sites. The Plan will enable an end to the lack of connectivity between the various walking/cycling paths in this direct area, thus delivering real benefits to local residents such as me. But the improvements are far more important than that – of city-wide significance as this stretch of riverside is a real ‘missing link’ in the otherwise complete networks towards Kew and the city, Heidelberg, Eltham, Banyule and Ringwood and beyond.
2. Some widening of Templestowe Road will undoubtedly be necessary. But I’d be very hopeful that this does not need to be full-scale four lane duplication – effectively five lanes of width when medians and kerbs are included. In my opinion bi-directional third-lane treatments should be adequate.
3. I have no objection to the Bulleen Drive-In site and the Yarra Valley Country Club site both being developed on a residential/mixed-use basis, provided that in both cases the land parcels closest to the river are returned to public ownership and passive use.
4. Relatedly – whilst I appreciate and support the need for local employment – it is somewhat of a pity that the Sonoco site on Templestowe Road cannot be incorporated into the Plan. At the very least the Plan should be future proofed as to what should happen at that location if and when the current use ceases. Similarly, for the Bulleen Golf Range.
5. I appreciate that the boundaries for the Precinct have to be defined somewhere – but I trust that the treatments will be finalised with adequate awareness of the crucial connectivity into adjoining areas, notably:
  - a) The Finn’s Reserve park and paths (Council managed) immediately to the east of the Precinct;
  - b) The Yarra Flats park and paths, which also need substantial rehabilitation;
  - c) The park and paths to the south of the Precinct, along the river behind Bulleen Park and adjacent to the Freeway Golf Course.
6. There is no mention of proposed treatments for the site located between the Bolin Bolin Billabong and the southern boundary of the residential properties in Ilma Court and Robb Close. Similarly, there is no mention of the proposed treatments for the site located between the Golf Driving Range and Birrarung Park. These may be matters of detail but both these sites are currently unattractive and wasted, and should be part of the overall Plan.

7. The documents refer to the sites at 199-209 and 211-219 Templestowe Road as if they are equivalent. Whilst both are, apparently, in private ownership the land at 199-209 has been unoccupied for several years and is becoming derelict. It should be incorporated more fully into the Plan, even if this requires compulsory acquisition.
8. I support the inclusion of up to three pedestrian/cycling bridges in the Plan. Of the three proposed I am of the view that the one at the southern-most edge of the Precinct could be the least important. Depending on how the interchange for the North-East Link is designed near here and the impact on the Freeway Golf Course – it could be equally logical to link the existing paths on the “south east” side of the river, i.e. the path behind Bulleen park to that edge of the golf course and the path from Burke Road which also adjoins the other edge of the golf course.
9. In my opinion the location for the most easterly of the three proposed bridges – the one across the River from Birrarung Park – should be shifted slightly further east so it gives the most direct connection to the Plenty River Paths as well as to the Main Yarra Trail.
10. Finally – I hope that finalisation of the Plan is accompanied by appropriate funding allocations to Parks Victoria and the other State agencies involved, so that progressive implementation can be facilitated.

Bernie Carolan

June 2019