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**Request to be heard?:** Yes

**Full Name:** John Biondo

**Organisation:** Templestowe United Football Club

**Affected property:** [REDACTED] Bulleen VIC 3105

**Attachment 1:** TEMPLESTOWE\_UNITED\_FC\_SUBMISSION\_TO\_PLANNING\_PANELS\_VICTORIA\_SEPT

**Attachment 2:** TEMPLESTOWE\_UNITED\_FC\_SUBMISSION\_TO\_PLANNING\_PANELS\_VICTORIA\_SEPT

**Attachment 3:**

**Comments:** TO PLANNING PANELS VICTORIA Re: Bulleen Precinct Landuse Framework Plan and NELP Soccer Offsets The views of the Templestowe United Football Club (TUFC) in support the NELP soccer field offsets to be located on Templestowe Road in Bulleen are well known. For the last few years, we have supported the City of Manningham's (CoM) master plan proposal for new soccer pitches (and supporting amenities) to be developed at the former Bulleen Driving Range site on Templestowe Road and seek to acquire this facility as sole tenants (i.e. with FCBL under the VC). A new facility with synthetic pitch capacity is needed to compensate a combined FC Bullen Lions and TUFC club for the immediate loss of capacity at Bulleen Park but more pitches will be needed to cater for the participation growth that will occur during the NELP. From a gender diversity perspective a significant part of this participation growth will come from girls. The data supporting Football Victoria's "Facilities Strategy" shows that the CoM will need between 9 and 12 additional Full-Size Equivalent (FSE) soccer pitches by 2026 to accommodate projected growth. The TUFC is especially keen to see the NELP Soccer Offsets delivered as soon as possible so as to minimize any serious impacts on soccer locally. To this end we are very concerned that any move to make permanent Interim Planning Scheme Amendment GC48 across the former Bulleen Driving Range and adjacent sites along Templestowe Road will potentially frustrate the plans to deliver new soccer facilities here. The TUFC notes the Advisory Committee's Scope and in particular (as highlighted): "The Advisory Committee may inform itself in any way it sees fit, and must consider all relevant matters, including but not limited to: a) relevant provisions of the Planning and Environment Act 1987, the Victoria Planning Provisions and Plan Melbourne 2017 - 2050: Metropolitan Planning Strategy ; b) the relevant Planning Schemes, including any adopted plans or strategies; c) strategic work by government in the Yarra River-Bulleen Precinct, including the draft Framework Plan; d) relevant reports made public by the North-East Link Authority and relevant local councils regarding land use in the precinct e) all relevant material submitted on behalf of landowners of the Yarra Valley Country Club and the Former Bulleen Drive-In range; f) all submissions and evidence received; and g) any additional matters as directed by the Minister for Planning." The TUFC is aware from discussions with many stakeholders that NELP's plans have synergies with the plans of the adjacent Yarra Valley Country Club. We share the view that both need to be integrated to support the efficient, timely and sustainable development of the much needed additional soccer fields and related works on the former Bulleen Driving Range. We therefore request that the Advisory Committee recommends that NELP's plans for additional soccer fields should be better referenced



**TEMPLESTOWE UNITED FC SUBMISSION**  
**TO PLANNING PANELS VICTORIA**

**Re: Bulleen Precinct Landuse Framework Plan and NELP Soccer Offsets**

The views of the Templestowe United Football Club (TUFC) in support the NELP soccer field offsets to be located on Templestowe Road in Bulleen are well known.

For the last few years, we have supported the City of Manningham's (CoM) master plan proposal for new soccer pitches (and supporting amenities) to be developed at the former Bulleen Driving Range site on Templestowe Road and seek to acquire this facility as sole tenants (i.e. with FCBL under the VC).

A new facility with synthetic pitch capacity is needed to compensate a combined FC Bullen Lions and TUFC club for the immediate loss of capacity at Bulleen Park but more pitches will be needed to cater for the participation growth that will occur during the NELP.

From a gender diversity perspective a significant part of this participation growth will come from girls. The data supporting Football Victoria's "Facilities Strategy" shows that the CoM will need between 9 and 12 additional Full-Size Equivalent (FSE) soccer pitches by 2026 to accommodate projected growth.

The TUFC is especially keen to see the NELP Soccer Offsets delivered as soon as possible so as to minimize any serious impacts on soccer locally.

To this end we are very concerned that any move to make permanent Interim Planning Scheme Amendment GC48 across the former Bulleen Driving Range and adjacent sites along Templestowe Road will potentially frustrate the plans to deliver new soccer facilities here.

The TUFC notes the Advisory Committee's Scope and in particular (as highlighted):

“ The Advisory Committee may inform itself in any way it sees fit, and must consider all relevant matters, including but not limited to:

- a) relevant provisions of the *Planning and Environment Act 1987*, the Victoria Planning Provisions and *Plan Melbourne 2017 - 2050: Metropolitan Planning Strategy* ;
- b) the relevant Planning Schemes, including any adopted plans or strategies;

- c) strategic work by government in the Yarra River-Bulleen Precinct, including the draft Framework Plan;
- d) **relevant reports made public by the North-East Link Authority and relevant local councils regarding land use in the precinct**
- e) **all relevant material submitted on behalf of landowners of the Yarra Valley Country Club and the Former Bulleen Drive-In range;**
- f) all submissions and evidence received; and
- g) any additional matters as directed by the Minister for Planning.”

The TUFC is aware from discussions with many stakeholders that NELP’s plans have synergies with the plans of the adjacent Yarra Valley Country Club.

We share the view that both need to be integrated to support the efficient, timely and sustainable development of the much needed additional soccer fields and related works on the former Bulleen Driving Range.

We therefore request that the Advisory Committee recommends that NELP’s plans for additional soccer fields should be better referenced and supported in the Landuse Framework Plan.

In addition, we request that the Advisory Committee note and support any enabling plans that nearby landowners may have for these fields to be delivered.

Finally, we believe it follows that variations to the current Interim Planning Scheme Amendment GC48 are justified for the Templestowe Road sites, and request that the Advisory Committee recommend such to the Minister for Planning.

Yours sincerely

A solid black rectangular box redacting the signature of John Biondo.

John Biondo