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

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Affected property:

Attachment 1: Yarra_River_-_Bulleen_Precinct_Advisory_Committee_-_Banyule_Submission.pdf

Attachment 2:

Attachment 3:

Comments: Please find submission attached



Draft Yarra River – Bulleen Precinct Land Use Framework Plan

**Submission on behalf of Banyule City Council to the
Yarra River – Bulleen Precinct Advisory Committee**

7 June 2019

1 Introduction

The following submission is made on behalf of Banyule City Council to the Yarra River – Bulleen Precinct Advisory Committee. The submission relates primarily to the draft Yarra River – Bulleen Precinct Land Use Framework Plan prepared by the Department of Environment, Land, Water and Planning that was on consultation during May 2019. Comments on the two planning scheme amendments are included at the end of the submission.

2 General Comments

At a broad level, the vision, principles and objectives of the draft plan are supported. Council supports the:

- provision of a continuous network of green spaces
- conservation and restoration of natural habitats
- growth and development of the area as a cultural precinct
- improvements to walking and cycling connections

3 Concurrent Timing with North East Link

The North East Link is a significant project that will impact environmental and land use outcomes in the Yarra River Bulleen Precinct. It is considered that the draft Yarra River - Bulleen Precinct Land Use Framework Plan should take into account and respond to the outcomes of the Environment Effects Statement rather than being pursued concurrently.

4 Cultural Precinct

The proposal to enhance the cultural offer and identity of the Bulleen Precinct is supported. The continued development of the Heide Museum and the establishment of a new Cultural Precinct would strengthen existing arts and cultural activity in the area and generate new support for local creative industries. It is suggested that, as the vision for these elements evolve, consideration also be given to the possibilities the recently vacated Banyule Theatre, located in Buckingham Drive Heidelberg, might offer to this precinct.

5 Pedestrian and Cycling linkages

The walking and cycling principle statement - *Create a walking and cycling network that links to the river, key destinations and the rest of Melbourne* is supported. However, it is suggested it may better reflect the more detailed version on page 48 by referencing an intention to improve the entire network. The objective on page 9 and page 48 should more clearly state that it's not just a matter of 'further developing' but also reviewing and bringing existing facilities up to a safe usable standard.

It is noted the existing route that passes in front of the Greenery and under Banksia Street is also currently a Strategic Cycling Corridor route being consider by Department of Transport. This is under review as the route has a dangerous gradient going down to the Yarra River west bank underpass which is prone to flooding.

7 Access

The objectives 4.7 and 4.8 on page 9 and page 51 relate to access for people. It is suggested these objectives could be included in Objective 2 - Access for the future.

8 Proposed bridge connections

8.1 Bridge south of Yarra Flats

The southern pedestrian bridge location in proximity to Yarra Flats is strongly supported. This outcome is a key objective in the Banyule's Public Open Space Plan. Specifically, recommendation 7 on page 81 of the Technical Report reads: *Negotiate with Parks Victoria, the State Government and the City of Manningham to construct a pedestrian bridge linking Yarra Flats Metropolitan Park and the Main Yarra Trail to community facilities on the eastern side of the Yarra River including Bulleen Park and the PBN designated bicycle lanes on Bulleen Road.*

The exact location of the southern bridge should also have regard to the fauna and flora in the area. Further investigation is required to determine the most appropriate location to minimise environmental impacts while meeting the connection objectives.

8.2 Yarra Street Bridge

The central pedestrian bridge location at the eastern end of Yarra Street is strongly supported. This outcome is a key objective in Banyule's Public Open Space Plan. Specifically, recommendation 3 on page 33 of the Technical Report reads: *Work with Manningham City Council and the State Government to establish pedestrian and cycling connectivity between the Warringal Parklands, the Main Yarra Trail on the western side of the Yarra River with Banksia Metropolitan Park and Heide Museum of Modern Art on the eastern side of the river.* This outcome is supported by Heidelberg Activity Centre and Medical Precinct Public Realm Strategy, adopted by Council in April 2019. Specifically, action 4.3.3 on page 72 reads: *Investigate the potential for a segregated bicycle path along Yarra Street creating a safe and direct link between Heidelberg Station, schools and Banksia Park.*

The Northern Regional Trails Strategy (NRTS) and the Banyule Bicycle Strategy (BBS) also support the provision of a Yarra river crossing along the Main Yarra Trail. The NRTS nominates a location for one crossing only and that is further north of the Yarra Street alignment and the BBS doesn't provide an

exact location. However a more recent feasibility study for Banyule Council and Manningham Council highlighted the Yarra Street alignment as the best option (out of three examined in that area).

This bridge and associated route to Heidelberg Activity Centre (along Yarra Street) is included as a complementary project in the North East Link project submission. The completion of the NEL EES process should make this clear, however a funding commitment will be required by the State Government. It also coincides with a Strategic Cycling Corridor (SSC) route being considered by the Department of Transport. SSC's are a subset of the Principle Bicycle Network and are the priority for funding.

8.3 Bridge near Birrarung Park

Whilst there is no specific reference to the northern pedestrian bridge crossing in Council's Public Open Space Plan, this crossing point is supported as it will provide a direct connection between the Plenty River Trail in Viewbank and Birrarung Park in Templestowe. This outcome would become particularly important if a contiguous open space corridor was to be achieved along the eastern side of the Yarra River. Improving the permeability between the east and west sides is important for pedestrians and cyclists.

The exact location of the northern bridge should also have regard to the fauna and flora in the area. It is noted this area is close to Powerful Owl breeding sites. Further investigation is required to determine the most appropriate location to minimise environmental impacts.

9 Ecological Considerations

The buffer between residential development and the river corridor on the Manningham side of the Yarra is supported. The Yarra River is the principal wildlife corridor in Banyule's Biodiversity Plan.

Careful consideration of any proposed soccer facilities along the Yarra is required, including the recommendation for light spill buffering.

Proposed water quality treatment measures to meet State Environment Protection Policy (Yarra) requirements is supported.

Adherence to recent legislation and the intent of adopted or draft overarching plans including the Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017, Yarra Strategic Plan, and North East Link EES and Environmental Performance Requirements is supported.

10 Billabongs

The objective to revive the study area’s billabong network is supported. It is noted the extent of the billabong network is not defined. It is considered important that the Banyule Billabong and Annulus Billabong are included in addition to Bolin Bolin Billabong.

11 Greenery Site – 4 Banksia Street, Heidelberg

The guidance provided in the plan for the future long term use of the current Greenery Garden Centre site at 4 Banksia Street Heidelberg as ‘expansion of parklands/ecological connections’ is supported. This outcome would provide a contiguous section of open space along the western side of the Yarra River. The site is currently surrounded by Parks Victoria land. Future planning should consider the potential for the site to be acquired as Crown Land and managed by Parks Victoria consistent with surrounding land.

The Greenery site at 4 Banksia Street, Heidelberg should be included in the list of Key Sites on page 53.

12 Rosanna Golf Course

The Rosanna Golf Course at 54 Cleveland Avenue, Lower Plenty is partly included in the study area for the plan. The site is privately owned, abuts the Yarra River and covers a significant area. It is considered the site should be included in the Yarra River – Bulleen Precinct Land Use Framework Plan as a key site. Clarification is sought on the inclusion of the whole site in the plan.

13 Heidelberg Park & Yarra Valley Parklands



Heidelberg Park – shown as #25

Yarra Valley Parklands – shown as #26

Figure 2: Map section taken from the Heidelberg Activity Centre and Medical Precinct Public Realm Strategy, May 2019

It is noted a master plan for Heidelberg Park will be prepared in accordance with Banyule's Public Open Space Plan - Technical Report 2016-2031 (page 33). Funding (\$75,000) has been allocated in the draft Council Budget 2019/20 to complete this requirement.

The Heidelberg Activity Centre and Medical Precinct Public Realm Strategy details recommendations for Heidelberg Park (page 76) and the Yarra Valley Parklands (as defined in Figure 2).

Further work required to finalise and implement the Yarra River – Bulleen Precinct Land Use Framework Plan should have regard to the recommendations and future plans for Heidelberg Park and the Yarra Valley Parklands.

It is noted that Heidelberg Park is a Crown allotment with Banyule Council as Committee of Management.

14 Templestowe Road

It is noted the North East Link EES Traffic and Transport technical report traffic modelling for Templestowe Road is based on the assumption it will be widened by 2036. The building of the North East Link is expected to reduce this increased volume but not significantly. As noted earlier in the submission, the draft Yarra River - Bulleen Precinct Land Use Framework Plan should take into account and respond to the outcomes of the Environment Effects Statement.

15 Amendment C125 (Yarra Valley Country Club)

The intentions for the Yarra Valley Country Club site as set out in the draft Yarra River – Bulleen Precinct Framework Land Use Plan are supported. In particular an appropriate buffer between residential development and the river is supported. Formal recreation areas should also be balanced with ecological considerations for the sensitive riparian land. Views from Banyule across the Yarra River need to be considered for any proposed development in Manningham.

16 Amendment C128 (former Bulleen Drive In site)

It is understood that the owners of the former Bulleen Drive In site have requested that the Manningham Planning Scheme Amendment C128 (former Bulleen Drive-In) be withdrawn from the Advisory Committee Process. On that basis comments have not been provided on the proposed Amendment C128.