

Request to be heard?: No

Full Name: Rosalie Jane Jones

Organisation:

Affected property:

Attachment 1:

Attachment 2:

Attachment 3:

Comments: The Amendment to partially facilitate increased public use and enjoyment of proposed open space is commendable and a welcome addition to the corridor of parklands along the Yarra River. It should be noted however, that this is only 'envisaged' and would under certain conditions, then be rezoned as a Public Parks & Recreation Zone. But to rezone land from this 'Special Use Zone' to partially facilitate a future residential development, is a tragedy. Why introduce housing and built infrastructure on the north side of Templestowe Road? Surely the preservation of the Yarra River and its environs, as a place of beauty, is important. Areas of indigenous vegetation, managed parklands and open spaces for active and passive recreation provide the 'lungs' for local and wider communities. The future of the Yarra River must be to protect the area from the pressures of urban changes in land use, both industrial and residential. Land holdings on the north side of Templestowe Road, at present in private ownership, should, over an agreed nominated time zone, be compulsorily acquired. An article in the Herald Sun, Friday, May 12, 2017 by Ian Royall, outlined proposed advantages of the developer's gift of riverside land to the State, such as the creation of wetlands, flood management and treatment of stormwater run-off. While these proposals make for sustainable management of this area, the suggested plan is for the construction of approximately two hundred townhouses, 'limited to three storeys and average about 200sqm in size' on portion of the Yarra Valley Country Club site. Undoubtedly visually attractive, the addition of essential built infrastructure, landscaping, exotic plants and domestic pets, may present a problem. Rabbits, foxes and invasive plants are only too evident in the parklands now. The YVCC site is an inappropriate site for a residential development. The summary map for the land use framework plan, indicates marked shared cycling and walking paths. From observation, the demographic pattern of frequent users in Birrarung Park, are older people, young families and dog walkers. For the safety of pedestrians, separate paths would be advisable. Increased public recreational use of parklands imposes risks to sensitive areas, like river banks and surfaces surrounding ageing Red River Gums. Habitat preservation, re-planting of indigenous vegetation and eradication of invasive flora and fauna must be part of ongoing maintenance. Guidelines need to be established for the monitoring the effect of development on water and air quality. This is particularly important if Templestowe Road undergoes a major upgrade as a feeder road for traffic to the North East Link. Of concern for the Yarra River - Bulleen Precinct are the effects of drought and c or the Yarra River - Bulleen Precinct are the effects of drought and climate change on environmental water flows, water quality and the river's ecological system. Strategies need to be considered.