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Request to be heard?: Yes

**Full Name:** Tim Sligo

**Organisation:** Heide MOMA

**Affected property:**

**Attachment 1:** Heide\_Response\_to\_Yarra\_River\_\_Bulleen\_Prcinct\_Draft\_Land\_Use\_Framework\_Pl

**Attachment 2:**

**Attachment 3:**

**Comments:** See attached file

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Dear Advisory Committee

**Yarra River – Bulleen Precinct – Land Use Framework Plan**

Heide is pleased to be able to provide a submission in response to Yarra River – Bulleen Precinct – Land Use Framework Plan.

**Heide Background**

Set on six and half hectares of parkland in Bulleen with Yarra river frontage, Heide Museum of Modern Art (Heide) is the acknowledged birthplace of Australian modern art and one of Australia's most important cultural institutions. Formerly the home of art patrons John and Sunday Reed, who purchased the property in 1934, Heide was a hub for some of the most progressive artists of the era, including Sidney Nolan, Albert Tucker, Arthur Boyd, Charles Blackman, to name only a few. The site's rich history extends back to the pre-colonial period, when it was a significant Wurundjeri gathering place. At the heart of the property stands Yingabeal, a 500-year-old heritage-listed river red gum 'scar tree' located at the convergence of five Indigenous songlines.

Today Heide is renowned for its art, architecture, sculpture park, gardens, and remarkable heritage assets. The combination of all these elements distinguishes Heide as a pre-eminent national icon, tourist destination and unique community cultural space deserving of support and protection for future generations.

Heide supports the overall Vision & Principles and Objectives of the Framework Plan and make following comments pertaining to the objectives:

**Objective 1: Ecological and Parkland Connections**

The objective of a continuous open space connection on the east side of the Yarra is welcomed. This will open up the area allowing for the connection, preservation and appreciation of its ecological diversity which includes Heide's indigenous remnant conservation zone along our Yarra frontage.

## **Objective 2: Access for the Future**

### Road

The vast majority of visitors drive to Heide in private vehicles. Access by road is currently via two entrances off Templestowe Road. Undertaking a right-hand turn into or from these entrances is precarious when there are heavy volumes of traffic along Templestowe Road. We support the duplication of Templestowe Road and appropriate signalised traffic access. We are also advocating for an entrance to Banksia Park and Heide from Bridge Street as part of the North East Link design. We believe this would encourage greater integration, community and education opportunities in Banksia Park and Heide.

### Public Transport

Heide and the cultural core would benefit from improved public transport access. Currently there is a bus stop on Manningham Road, several hundred metres away from the museum, and visitors must alight and cross this busy road on arrival or departure. It is not a welcoming access to Heide or to the precinct. While we are cognisant that the road layout will change with the North East Link, it is essential that cross-government departmental consultation is undertaken to deliver optimal public transport options and facilities to the cultural core. We recommend improved timetables for train/bus connections via Heidelberg Station to the cultural precinct. We also propose that the precinct should have shuttle bus services from Heidelberg Station and the proposed Bulleen Park and Ride at the Eastern Freeway to key destinations in the cultural core.

### Walking and Cycling Paths

We support the establishment of new pedestrian and cycling paths that allow for access to key destination sites, including Heide. Upgrades to walking and cycling path access are overdue and would assist in reducing vehicle traffic. Cyclists and walkers should be able to safely access the cultural core from Heidelberg Station. Increasing the access points to Heide and the surrounding precinct will not only increase the number of visitors but also enhance their experience. We encourage investment in additional crossings of the Yarra that allow improved access to the east side of the river, including a cycle path off the main Yarra Trail that crosses the Yarra near Heide.

## **Objective 3: An Internationally Significant Cultural Place**

We welcome the Framework Plan's support for the continued development of Heide. Our masterplan involves the expansion of Heide at its current location to improve our facilities, conserve our heritage assets, tell more of the layered stories and history of the site and provide a twenty-first century visitor experience for a growing culturally aware population. Improved access to Heide and the connections to the surrounding parklands and other culturally

significant sites will be critical to the achievement of a cultural place that is internationally significant.

The North East Link has the capacity to help achieve this objective by allowing direct access from other parts of Melbourne. Victoria has the opportunity to increase the number of tourists and their length of stay in Victoria through the successful development of this suburban precinct.

At the same time there is a need to ensure that the North East Link Manningham intersection infrastructure (including roads, ventilation, sub-station and control buildings) does not become a visual or access barrier for visitors, and that the eventual use of the Bulleen Industrial Precinct supports the cultural core in an integrated cohesive manner.

The social, cultural, economic and recreation connections to and within the cultural core along with associated facilities will need to be appropriately funded and administered to ensure it can develop into and remain an internationally significant cultural place – connecting Aboriginal culture and art with the broader history of Australian art and heritage in the area.

#### **Objective 4: A complimentary mix of uses**

We agree with the statement - *'there is a real opportunity for some residential, commercial and cultural uses to activate open space uses and the public realm by introducing more pedestrian activity throughout the day and into the evening'*.

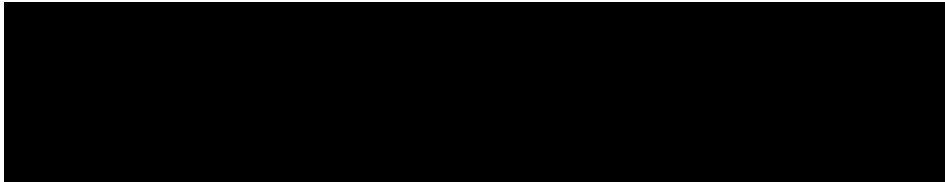
There is an opportunity to leverage private investment to the benefit of the precinct. It is critical that all future public and private developments are sensitive to their environment and do not negatively impact on the ecology and cultural experiences. We support the provisions of DD02 that create setback lines from the river and the use of vegetation, buffer zones and tree canopy to screen buildings while allowing for permeability.

We are aware of the YVCC development proposal and have undertaken consultation with the developers. One of Heide's key concerns of any proposed development will be:

- the visual impact of any new buildings and the effect on sightlines from Heide's sculpture park and the architectural award-winning modernist 1960s home of John and Sunday Reed known as Heide II, and
- the transitioning of the height of structures back from the flood line. We note that YVCC has submitted a planning scheme amendment that allows for structures up to a height of 17.5m on land zoned as RGZ2. We oppose the building of structures of 17.5m in the sensitive interface area between Heide and YVCC. The developer needs to respond regarding their plans for the transitioning of building height in the RG72 zone back from the flood inundation line.

We would welcome an opportunity to be heard at future public hearings.

Yours sincerely



Tim Sligo  
Executive Director

Lesley Harding  
Artistic Director