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Request to be heard?: Yes

**Full Name:** Michelle Giovas

**Organisation:** Friends of Banyule

**Affected property:**

**Attachment 1:** Bulleen\_Cultural\_Precinct\_EES\_V1.pdf

**Attachment 2:** Bulleen\_Cultural\_Precinct\_EES\_V1.docx

**Attachment 3:**

**Comments:** Submission via file attachment

Submission on the  
DRAFT YARRA RIVER – BULLEEN PRECINCT LAND USE FRAMEWORK PLAN

By Friends of Banyule Inc.



2nd June 2019

### **Introduction.**

The plan is welcome with its Vision & Principles and Objectives as outlined in Figure 1. of the Strategic Summary. The Policy Setting and Strategic Context are appropriate with planned outcomes of:

- Recognition of the proud and extensive Indigenous culture that existed in the Bulleen and Banyule precincts by the Wurundjeri Woi-wurrung.
- Restoration of remnant landscapes and improved habitat connectivity
- Increased public open space for conservation and parklands
- Better public access to Yarra River from Heide to Birrarrung Park
- Improved pedestrian connectivity with footbridge crossing

However, Friends of Banyule's concerns include:

- Loss of trees and habitat
- Impact on threatened fauna and flora and local biodiversity
- Impact on water quality of the Yarra River and changes to surface water drainage
- Potential adverse impacts from planning scheme amendments enabling inappropriate residential development
- No public transport options considered and
- The elephant in the room – the massive and damaging North East Link Project (NEL).

How do the concurrent NEL Environmental Effects Statement Process and the Draft Yarra River – Bulleen Precinct Advisory Committee work or be effective without a clear link between the two processes. The NEL is enormous and will heavily impact environmental and land use outcomes in the Yarra River Bulleen Precinct.

How can the draft Yarra River - Bulleen Precinct Land Use Framework Plan take into account the impacts of the NEL if we only have the substandard NEL Project reference design to consider. We do not know the extent and breadth of the Environmental Performance Requirements (EPR's) that will be imposed on the NEL? Or if the Bulleen Precinct Plan can influence the NEL? Or will it need to be the other way around and this Framework be severely hamstrung by the NELP EES process outcomes and Planning Ministers decision late 2019?

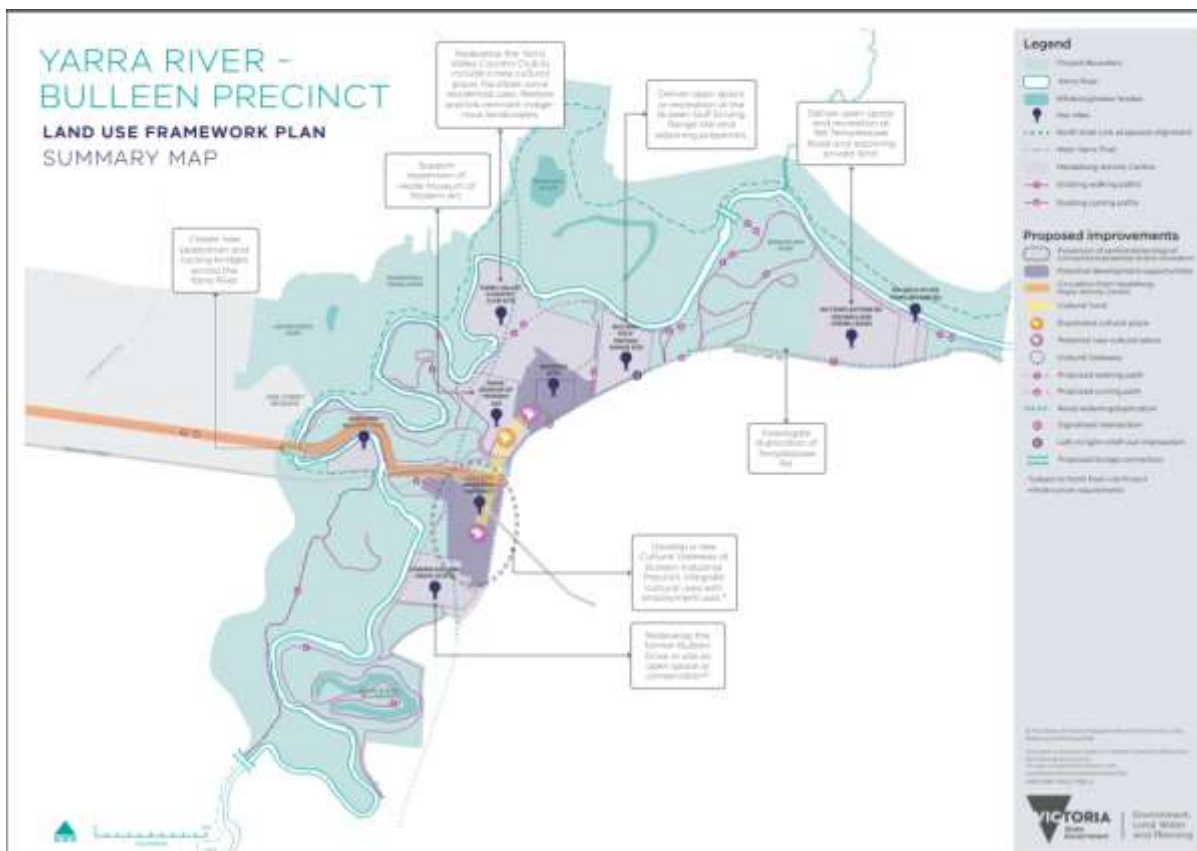
“The North East Link Project is a project to connect the M80 with the Eastern Freeway. While the project is likely to leave a lasting impact on the precinct, it also creates an opportunity for renewal and connection. The anticipated impacts of the North East Link Project are outlined in an Environment Effects Statement being separately assessed by a concurrent inquiry and advisory committee process.” Extract from “*Help guide the future of the Yarra River at Bulleen*” Information Sheet, dated May 2019.

### 3.0 ISSUES AND OPPORTUNITIES

#### 3.1 North East Link Project

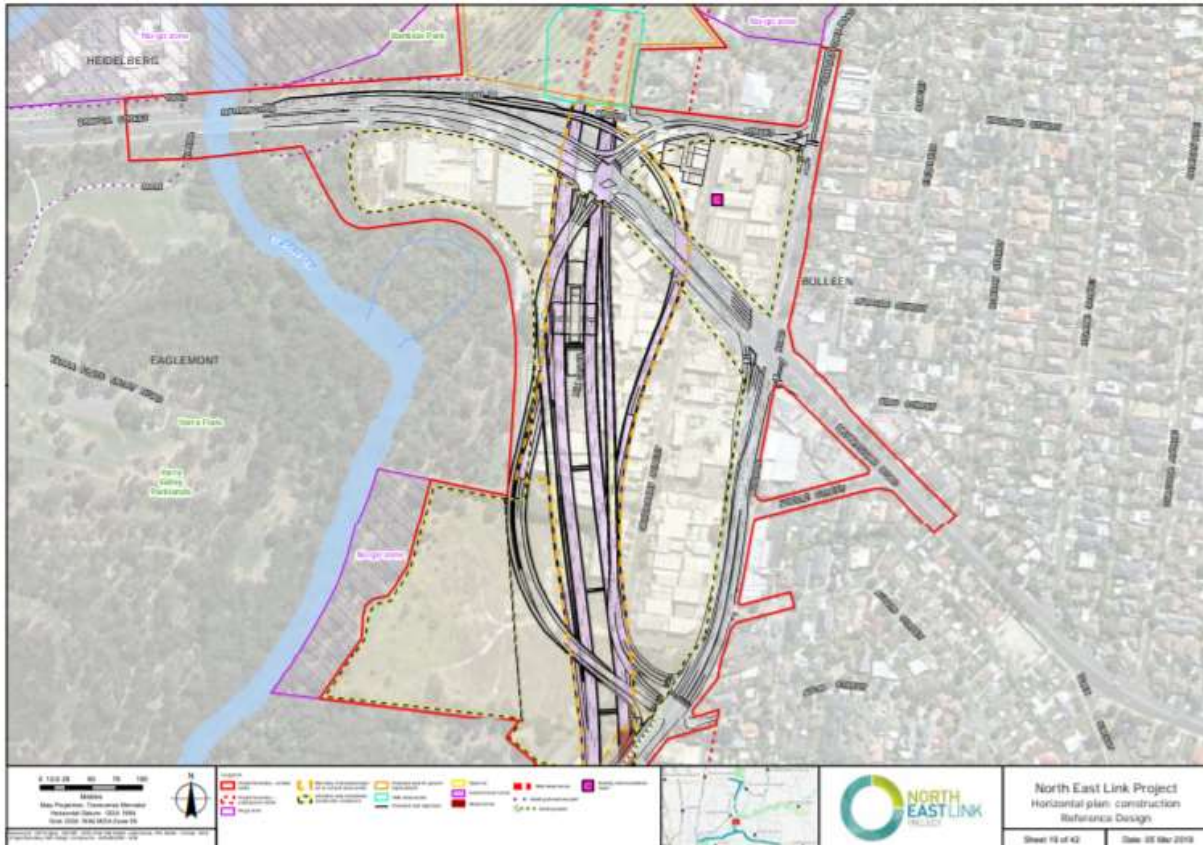
Extracted from page 34 of the Framework Plan "The most significant physical impact of the North East Link Project in the study area will be a major interchange with Manningham Road, planned to include new ramps between Manningham Road and the proposed tunnels. Infrastructure associated with the tunnels, including a substation and emergency smoke exhaust, are proposed to be constructed above ground near Manningham Road. Construction of the North East Link Project will have a range of short- and long-term impacts on land uses in the study area. The project will result in some permanent land acquisition, the temporary occupation of parts of the study area, and impacts on the ongoing use of land after completion. These impacts are being assessed as part of that North East Link Project's Environment Effects Statement (EES). As a result, the draft Framework Plan recognises that the Bulleen Industrial Precinct and the former Bulleen Drive-in site are likely to have disrupted usage in the short term, with potential for land use change and renewal over"

These paragraphs contain significant understatements. The Manningham Road Interchange is a massive infrastructure undertaking being an underground "cut and cover interchange and the launch site for the Tunnel Boring Machine, TBM. This interchange will be denuded clay moonscape for hectares. To its south, is the location for the TBM support infrastructure, massive concrete batch plant, laydown areas and site sheds. These works will occupy 8-12 hectares of land south of Manningham Rd on the Eastern Side of the Yarra. Construction will occupy this vicinity for eight years and leave permanent scars on the land with tremendous vegetation loss, noise walls and flood walls, emergency exhaust stakes, water treatment facilities substation and pump stations.

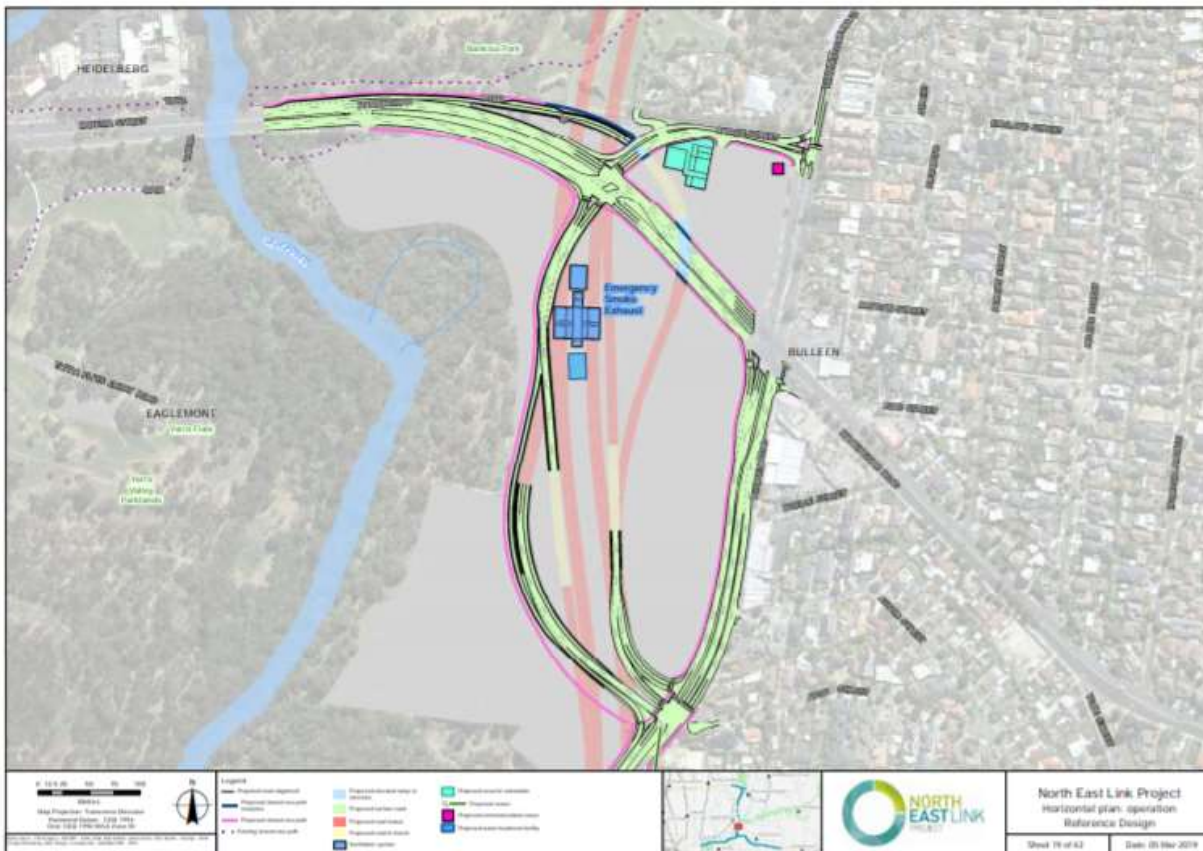


Map from Yarra River – Bulleen Precinct Land Use Framework Plan - Information Sheet - 14 May 2019.docx.pdf

To see the extent of the NEL likely or potential damage just check the construction zone area in red of the Maps below taken from NEL – Environmental Effects Statement Documentation.

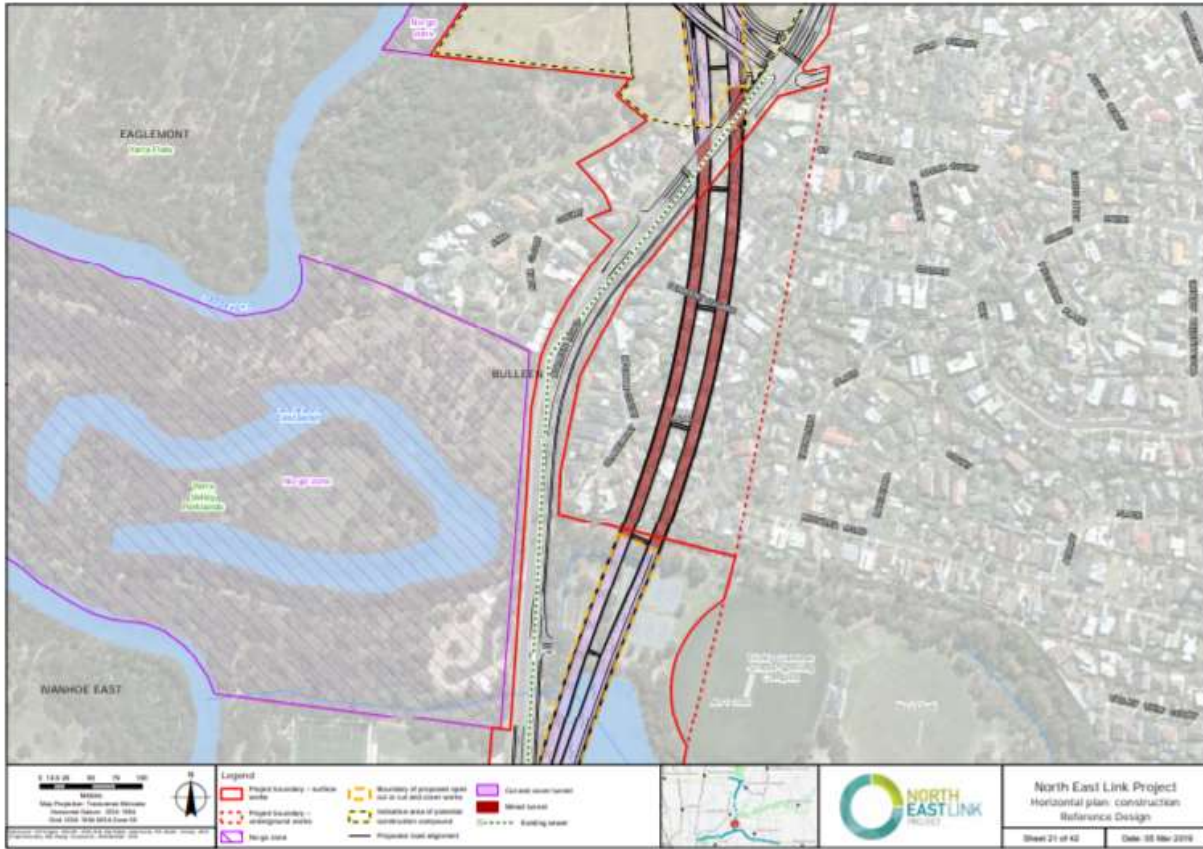


NELP-EES-Map-book-Key-Map-and-Horizontal-Alignment-Plans-Part-1.pdf page 43.



NELP-EES-Map-book-Key-Map-and-Horizontal-Alignment-Plans-Part-1.pdf page 44





NELP-EES-Map-book-Key-Map-and-Horizontal-Alignment-Plans-Part-1.pdf page 47



NELP-EES-Map-book-Key-Map-and-Horizontal-Alignment-Plans-Part-1.pdf page 48

The planned loss of an iconic and much loved River Red Gum, a 500 to 700 year old plus tree at the Manningham Rd Intersection, this River Red Gum was recently voted the National Trust Victoria's "Tree of the Year" <https://www.nationaltrust.org.au/treeoftheyear/> should be a major concern of the Draft Yarra River - Bulleen Precinct Land Use Framework Plan. An outcome of this plan should be the retention and promotion of this much loved and magnificent tree.



Photo 1: Victoria's Tree of the Year, a mighty River Red Gum extracted from [https://www.facebook.com/search/top/?q=national%20trust%20of%20australia%20\(victoria\)&epa=SEARCH\\_BOX](https://www.facebook.com/search/top/?q=national%20trust%20of%20australia%20(victoria)&epa=SEARCH_BOX)

The Yarra River-Bulleen Precinct Land Use Framework Plan has given very little attention to the western side of the Yarra, the Banyule side. Areas that need to be considered, are the neglected and under resourced Yarra Flats Parkland and complimentary management actions as improving water regime management of the Annulus and Banyule Billabongs.

The draft changes to the Planning Scheme, Public Open Space, PPOS overlays to improve protection of Yarra frontage, conserve landscape, continue main trail and access to the Yarra are all important and should be facilitated.

The Planning Scheme Amendments proposed for the Yarra Valley Country Club and put forward on behalf of *Linked Solutions Pty Ltd* and *YVCC Pty Ltd* in the Ratio in the "Draft Planning Scheme Amendment" dated May 2019 needs much closer scrutiny. Strict controls of the Manningham Planning Scheme Design Development Overlay it relates to heights, setbacks and pattern of viewing from across the river and surrounding parkland is crucial to ensure that the Framework key objectives are met, such as the Development should be low-rise with uniform setbacks to streets and reflect parkland setting and to rebuild connections within and between landscapes, between land and water.

It is also essential that any new construction works for bridges, pathways etc should only be sited only after detailed wildlife assessments have been completed. Bridges and pathway works could result in the unnecessary removal or damage of habitat trees or be close to platypus burrows and owl nest sites.

Statements made in Section 5.0 DRAFT FRAMEWORK PLAN are generally worthwhile statements however there are minimal details available and no detailed plans. The uncertainty surrounding the NEL impacts creates significant doubt that major elements of the Draft Yarra River - Bulleen Precinct Land Use Framework Plan strategic objectives can ever be delivered.

It is incongruous that this framework will investigate the duplication of Templestowe Road, traffic signals and parking but doesn't address community facilities or public transport at all. Especially as the Framework is to provide better access, visibility and exposure to the study area as an internationally significant cultural place.

It is just not clear what is meant by "a new cultural gateway, focused on the Bulleen Industrial Precinct should also be created, further building this cultural core. The gateway should incorporate both functional and landmark sculptural elements. Its design should incorporate North East Link Project infrastructure (portals, stacks, control buildings), a new cultural place and other development opportunities into an integrated built form solution that screens elevated roads from the street and the Yarra River, provides an activated street edge to key thoroughfares. As a gateway, this element must also facilitate strong links to the broader Yarra River and cultural landscape, including to the new cultural place and Heide to the north, and Bolin Bolin Billabong to the south". These statements ignore important environmental and cultural places west of the Yarra River. The NEL is a threat to the aspirations of the Yarra River Action Plan 2017.

The concept of this gateway having synergies with the "ideas" in North East Link Project's Urban Design Strategy, implies that the NEL will be a positive influence. This is laughable and shows a remarkable misunderstanding of the NEL Victoria's largest infrastructure project's impacts on the Yarra River and Bulleen Precinct, including Banyule.

### **Concluding Remarks**

- Should this Draft Yarra River - Bulleen Precinct Land Use Framework Plan be approved we are seeking clarification under which legislation this Framework Plan is being established and if it is following EES protocol or is being implemented under the Yarra River Action Plan, a tool of the Yarra River Protection Act (YRP ACT). Accordingly, the objectives of the YRP Act need to be adhered to.
- The NEL is incompatible with the Vision & Principles and Objectives of the of the Framework Plan
- Strict planning controls should be applied to the Yarra Valley Country Club to protect the environment, character and views to and from this area. The developer request for variations to planning controls should be denied
- Further extensive flora and fauna study assessment is needed to ensure that planned road, pathway and bridge works do not impact iconic and endangered animal species
- The objective 2: *Access for the Future* should include improved public transport options and connectivity and not reliance on widening of the existing road network -Templestowe Rd.
- Widening of Templestowe Road must not impinge the grounds, gardens or vegetation of Heide.
- Cultural and environmental values west of the Yarra, throughout Banyule need comment and protection.

Dennis O'Connell, President & Michelle Giovas, Secretary, on Behalf of Friends of Banyule