

# Submission Cover Sheet

North East Link Project EES IAC

# 542

---

Request to be heard?: yes

**Full Name:** Nic Moore

**Organisation:** Bulleen Templestowe District Junior Football Club

**Affected property:** Bulleen Park, Bulleen Road, Bulleen

**Attachment 1:** EES\_Submission\_f

**Attachment 2:**

**Attachment 3:**

**Comments:** Submission uploaded



BULLEEN TEMPLESTOWE DISTRICT JUNIOR  
FOOTBALL CLUB

PO Box 848 Templestowe 3106

PRESIDENT

Nic Moore

[president@thebullants.com](mailto:president@thebullants.com)

SECRETARY

Louise Dempsey

[secretary@thebullants.com](mailto:secretary@thebullants.com)

## **EES Submission**

### **The Club**

The Bulleen Templestowe District Junior Football Club (BTDJFC), "The Bullants", was formed in 1990 following a merger of the Bulleen Junior Football Club and the Bulleen Templestowe Junior Football Club. The combined history of the Club extends back over 50 years. The Bullants prime objective is to educate junior footballers in all relevant aspects of Aussie Rules Football and sportsmanship. The Club is deeply entrenched through the local community, engaging with families, schools, local businesses, and other community groups. We provide significant benefits that extend beyond football, including social and cultural awareness, adolescent health and wellbeing, promoting diversity, equal opportunity, and support for initiatives including Anzac Day, and MND fundraising.

The junior club has approximately 300 players registered, comprising fourteen teams, including 3 girls only teams. We proudly field teams in each mixed/boys/girls age groups from Under 8 - Colts (combined Under 16 & 17). This continuity is extremely important for the ongoing pathways offered to the players.

The BTDJFC was one of the first clubs in Melbourne to introduce junior girls football, and have a well-developed, girls specific program that allows the players to feel comfortable and confident in a supportive club environment.

The Club is run by a Committee of dedicated volunteers, along with a vast array of coaches, team managers and support helpers. The current success of the Club is also testament to the commitment of many previous volunteers during its long history. The Club is extremely proud of this rich history, which has included many successful VFL/AFL players having been involved at the club during their junior playing days.

## **The Location**

The Junior Club competes in the Yarra Junior Football league (YJFL), with home games played on a Sunday at Bulleen Park No 2 & 3 ovals. Normal scheduling has up to 4 games on each oval per Sunday (i.e. 8 games total) including mix of boys' and girls' games. A typical season has 14-15 rounds, plus finals (3 weeks). The Club's teams train at the ovals during the week, typically between the hours of 4pm and 7:30pm, on weekdays.

Additional events held during the season, include Under 8, Under 9 Carnival Days, Under 10 Lightning Premiership and the YJFL finals series. These events are hosted in conjunction with the YJFL making use of the three adjacent ovals, with large crowds in attendance.

## **The North East Link Project (NELP)**

Club representatives have been actively involved in consultations since the adoption of the Option A alignment was announced. Consultations have involved:

- Parliamentary members
- NELA representatives on site,
- Council and NELA information sessions,
- Participation in NELA social impact study (GHD)
- Manningham City Council stakeholder meetings
- Meetings with other affected groups in the area, including YJFL and Yarraleen Cricket Club
- Engagement with members and families of the BTDJFC through meetings and communications

The Club has reviewed the relevant sections of the EES report, as identified.

Although not being located directly within the project boundary, it is widely recognised that the Club faces significant impact from the NELP.

## **The Issues**

### **Long term (post construction, 2027 – onwards)**

#### **Facilities**

The EES Sport and Recreation Preliminary Assessment has identified three possible options (2, 3 & 4) for the reconfiguration of Bulleen Park. All three of the Options identify the retention of AFL presence through the provision of three ovals. It is noted that the spatial reconfiguration of ovals and associated pavilions presented in the EES is simplistic and does not represent the proper indicative sizes of ovals and pavilions required. Furthermore, the pavilion located between Ovals No 2 and 3, as identified in the Options assessment should be designed and constructed in accordance with current Facility Design Guidelines, to service the requirements of both winter (AFL) and summer (cricket) sports.

It is noted that the City of Manningham has recently prepared a more detailed and functional masterplan for Bulleen Park precinct, inclusive of the three ovals and supporting pavilions and infrastructure (i.e.; netting, scoreboards, social rooms, carparking).

*The Club is supportive of the City of Manningham masterplan for the reconfiguration of Bulleen Park, which offers the potential for the long-term future viability of the Club, through the provision of suitable ovals and amenities at a central location. Furthermore, we note and support the YJFL preferred option for their facilities to be relocated to a purpose built two oval site at other location, identified in their submission as the "Seed Farm" on Templestowe Road*

### **Short term (current - construction period)**

Whilst the ultimate reconfiguration of the Bulleen Park precinct offers a suitable alternative to the current facilities the Club utilises, the period from the current through to the completion of construction, presents a number of threats to the sustainability of the Club.

The Club works extremely hard to attract and retain players to field teams in each age group as described above. With intensive and ongoing construction in and around the Bulleen Park precinct, families will be reluctant to deal with the inevitable traffic delays and chaos that will exist. Any reduction in player numbers in a particular age group will mean that the Club will not be able to field a team in that age group. Compound that over multiple teams, over consecutive years could see the demise of the Club - unless appropriate measures are taken to manage the situation, and we are able provide our current and prospective players and families, an environment that they want to attend, and incentives to do so.

## Facilities

### Pre-construction impacts

Since Option A was announced as the preferred route in November 2017, the facilities at Bulleen Park ovals have been adversely affected due to reduction in budgeted and proposed Council spending as a result of the uncertainty surrounding the project, e.g.:

- Grant application for Capital Works Council to install safety netting – *assessment suspended Feb 2018*
- Refurbishment works to the Pavilion, budgeted under Council's Asset Management Strategy to the value of \$200,000 for 2018/19 *not undertaken*.
- Female Friendly Upgrade to the amenities, as funded through Sport & Recreation Victoria (\$72,500) *not undertaken*.

*Although these matters do not fall with the scope of the EES, they demonstrate the **significant** negative impact of the project to the Club already.*

### During Works

It is recognised that the Club may be forced to relocate to alternative venue(s) for extended period due to one or more of the following factors;

- reconstruction of the present ovals and facilities;
- restricted access to the Bulleen Park precinct;
- inability to successfully operate a junior sports club in an environment that does not enable the attraction of discretionary participants

Possible alternative AFL venues in the local area include Ted Ajani Reserve (Thompsons Road) and Koonung Reserve (Furneaux Grove), although the Club has not formally investigated these options.

*These, or similar alternative venues would require upgrades to accommodate additional usage, including ground lighting, playing surface, amenities, changerooms, scoreboards, canteens, and storage.*

*It is noted that the Clubs current canteen operations at Bulleen Park pavilion, is the largest single source of income. This income allows the Club to maintain player membership fees at a reasonable level. The loss of this income source will have a **significant** affect on the financial operation of the Club.*

## Traffic and Transport

### Bulleen Road

The current traffic volumes on Bulleen Road presents challenges and hazards for those wishing to safely access the precinct. Any further deterioration of the current situation will deter players and their families choosing to play football at the Club whilst located at the venue.

Construction traffic in the precinct, including truck movements and workers vehicles will worsen the current situation.

Many players currently attend training following completion of days study at adjacent Marcellin College, by crossing Bulleen Road on foot.

*The potential of large volume of construction traffic in addition to normal commuter traffic poses a **severe threat** to safety of the park users.*

*Construction traffic should be restricted during the times of normal usage of Bulleen Park.*

*Signalised intersection, with pedestrian crossings, must be provided in the interim designs, to provide safe access to Bulleen Park during works.*

#### Internal Access Road and parking

The current internal road provides access to all users of Bulleen Park, as well as those accessing neighbouring Carey Grammar School Sports facilities. At the normal times of use (i.e. Sundays, and weekday evenings) demand for parking often exceeds availability. Overflow parking often restricts the access road to single lane of vehicle movement.

The single entry/exit point to Bulleen Road often creates lengthy delays (>10 minutes) for vehicles seeking to exit the Park after training or game. Significant risk is posed to those vehicles entering Bulleen Road traffic (70km/h zone). Additional risk and delays to users of the park, will be created by construction activities, and temporary realignment of Bulleen Road and access roads.

*This will have **significant** impact on park users.*

#### **Amenity & Wellbeing, Landscape & Visual, Air & Noise**

The construction activities and compound, in the area of the Southern portal located at the entrance to Bulleen Park, will produce a **significant** reduction in the amenity of the area during construction. Increased noise levels, dust and emissions will all contribute to this reduction.

*Many current users, and potential users of the park will perceive these cumulative effects as a barrier and deterrent from continued enjoyment of the area and may choose to participate in recreation activities elsewhere.*

#### **Business**

The Club is concerned at the significant impact of the loss of 100+ small businesses in the Bulleen Industrial Precinct. Many of the businesses have direct connection to the Club and wider community, with members families operating some of these businesses, family members employed at the businesses, and the club sourcing products and services from the businesses.

In addition, the Club has enjoyed financial support and sponsorship from a range of these businesses for many years. It has been identified that the businesses will not be able to relocate in the local area due to lack of suitably zoned land.

*The potential loss of the sponsorship support will have **significant** impact on the financial viability of the Club.*

#### **Summary**

The Club is committed to maintaining a strong, vibrant destination club for the local community

Whilst acknowledging the proposed ultimate configuration of Bulleen Park, the Club considers the EES to understate the severity of the reference design's impact on the Clubs facilities and operations, particularly during the lengthy construction period.

The combined effects of the various impacts as outlined above, present a significant and unacceptable risk to the Bulleen Templestowe District Junior Football Club, its current and future junior players, families and supporters.