
Request to be heard?: Yes

Full Name: Alex MacLeod

Organisation: Parks Victoria

Affected property:

Attachment 1: YarraRiver_Bulleen_Precinct_LUFP_Submission_June19_Parks_Victoria.pdf

Attachment 2:

Attachment 3:

Comments: Parks Victoria's submission - an attached document

7 June 2019

Dear Advisory Committee

PARKS VICTORIA SUBMISSION : YARRA RIVER – BULLEEN PRECINCT LAND USE FRAMEWORK PLAN

Parks Victoria management vision and responsibilities.

Parks Victoria is the Public Land Manager and land owner for a large proportion of the Yarra Valley Parklands. This includes most of the Greater Yarra Urban Parklands Crown Land within the Land Use Framework Plan Precinct as shown on Map 4: Parks and Open Space. Our key Parks in the Yarra River Bulleen Precinct are the Yarra Flats, Banyule Flats, Bolin Bolin Billabong, Banksia Park and Birrarung Park. Parks Victoria also manage significant sections of the Main Yarra and Plenty River Trails. In addition to managing regional scale parks, Parks Victoria is also the waterway manager responsible for permitting and managing recreation and organised activities conducted on this reach of the Yarra River.

Private land adjacent to the existing parkland managed by local Government and Parks Victoria has been reserved for future open space in the local Planning Schemes: south of Banksia St since 1954 and north of Banksia St from 1975. Much of the precinct's open space land has been progressively acquired by State Government agencies and Local Government since the 1970s. The reserved private land identified in the Framework Plan as Public Acquisition Overlays (PAOs) is in both the Manningham and Banyule Planning Schemes (Attachment 1).

The Yarra Valley Parklands Management Plan (2008) provides a strategic framework for the management of the Yarra Valley Parklands. The primary purpose of parklands managed by Parks Victoria is to protect, conserve and enhance Parks Victoria managed land, including its natural and cultural values, for the benefit of the environment and current and future generations. This is consistent with the objective to protect the environmental, cultural and landscape values of the river corridor and to provide community connection to nature the Yarra River 50-year community vision (Yarra River Action Plan) and the *Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017*.

Parks Victoria's primary concerns are protection of conservation and heritage values, ensuring safe and usable pedestrian and vehicular access to public open space and management of the interfaces of existing and proposed open space with other land uses in the Yarra River Valley floodplain. This includes appropriately locating active recreation facilities to avoid detriment to the environmental and heritage values of the parklands and enhance public access to the river corridor.

Parks Victoria is the Public Land Manager of Crown Land (27-33 Templestowe Road) that was included in a draft C125 Manningham Planning Scheme Amendment. It should be noted that Parks Victoria is not party to this draft proposal and has not consented to the inclusion of the Greater Yarra Urban Park Crown Land in this draft proposal. Furthermore, the Department of Environment, Land, Water and Planning (DELWP) is the acquiring authority (representing the former Melbourne Parks & Waterways) for PAO "Open Space" land in the precinct, including the riparian area at the rear of 9-15 Templestowe Road, Bulleen site. If this PAO land is incorporated into the Greater Yarra Urban Parkland, Parks Victoria is the likely future public land manager.

Parks Victoria has a strong interest beyond the precinct boundaries and the impact of any developments in the floodplain may have upon other parkland managed by Parks Victoria both upstream and downstream of the precinct, from Warrandyte State Park to Yarra Bend Park.

The Yarra Valley Parklands Management Plan (2008) provides a strategic framework for the management of the Yarra Valley Parklands. Within the plan, the parklands have been divided into seven management zones. These management zones seek to reinforce the identity of particular areas, and provide a framework to direct decision making and to determine how Parks Victoria and other public agencies will manage the land. As well, it provides direction for the future management of private land reserved for possible incorporation into the parklands.

While the plan recognises park-wide and management zone actions provide guidance on issues current when adopted in 2008, it also recognises the ongoing management of the parklands will occur within a changing social, political and economic context. The plan is therefore to be used as a decision-making framework, in consideration of proposals impacting the parklands. Accordingly, it is necessary for the Land Use Framework Plan to have regard for the plan.

While the focus is on land use planning, the determination of future or changed Public Land Managers is expected to be a separate and considered process considered after the Minister's response to the Committee's recommendations.

Ecological and Parklands Connections

The objective to strengthen the Ecological and Parklands Connections aligns with the vision for the Yarra Valley Parklands:

- 1.1 Creation of a continuous open space connection on the east side of the Yarra River.
- 1.2 Restoration and linkage of remnant indigenous landscapes and creation of a shared path.
- 1.3 Revival of the billabong network.

However, the Framework Plan does not create a strong vision for the parkland and the strengthening the existing community and recreational opportunities within existing parklands. Recommendations for sporting infrastructure and use should be consistent with the broader visitor experience and recreation outcomes of the Yarra Strategic Plan.

- Map 5A raises an expectation for existing public open space to be available for formal sporting infrastructure and programs. Although there maybe opportunities to co-location of formal sporting recreation infrastructure adjacent to the riparian corridor, rather than raising expectations of the extent of land available for formal recreation the Framework Plan should show land that is available for broader recreational land use.
- The 2008 Yarra Valley Parklands Management Plan did not identify or plan formal sporting facilities or uses on Parks Victoria Crown Land now in the Greater Yarra Urban Parklands.

- The Framework Plan should inform the Yarra Strategic Plan about regional recreation opportunities within this precinct that increase opportunities for the community to be active and healthy in natural settings. Such planning will better enable active connection to nature and the vision of shared use and appropriate location and clustering of visitor facilities within the parklands.
- Any provision of active recreation opportunities must not be to the detriment of the primary purpose of the regional parklands to protect riparian and environmental values, cultural heritage, flood plain capacity and the passive recreation experiences along the river.
- The Framework Plan needs to consider how land use can support appropriate access to and recreational use of the river (i.e. access for water based activities such as canoeing / kayaking).
- Buildings and works associated with proposed active recreation (such as significant earthworks, pavilions, lighting poles etc to facilitate sport) should be in accordance with the existing Manningham DDO2 and consistent with the Yarra Strategic Plan.

Access for the future

Access to public open space in the precinct by pedestrians, cyclist and vehicles is from adjacent roads or along shared use paths. The Committee should holistically consider identified options in the Framework Plan:

- Opportunities to extend connect and build new shared use and commuter trails,
- Signalised crossings of main roads and investigation of vehicle access from the proposed Templestowe Road duplication and Northeast Link works on Bulleen Rd and Manningham Rd.
- Potential bridge locations to connect Banyule to Manningham
- Opportunity to realign access to Birrarung Park to the signalised intersection.

The priority for Parks Victoria is:

- Connections along the Yarra River through the Yarra Parklands and other open space
- Safe access across arterial roads connecting adjacent and regional communities to public open space
- Holistic planning for safe vehicle access into and from parkland and the cultural precinct
- Supporting the construction of the bridge linking Banksia Park to the Heidelberg Activity Centre
- The Framework Plan should not pre-empt a traffic management plan but identify principles for integrated planning to result in public benefit.

Traffic management (Map 5B – Connections)

- There is a current need for improved and safe traffic and pedestrian access into Heide, Banksia Park and Birrarung Park. This will only become more important with the increase in visitation to Yarra Valley Parklands within this precinct for informal and formal recreation.
- Further consideration should be given to broadening the Objective 2.6 to investigate safe vehicle and pedestrian access into the Banksia Park and Heide shared entrance. This should be considered an important opportunity to enable stronger connection to the parklands supported by the proposed Banksia Bridge and trail and new trails proposed by North East Link. (Objective 3.1)
- The Land Use Framework Plan (Map 5B) should not pre-empt a traffic management analysis. Proposed signalling should be based on regional traffic outcomes and safety utilising projections based on future land uses, clustering of facilities and desired public outcomes (Objective 4.7).
- Trails within the Yarra Valley Parklands along the Yarra River should provide for shared use, not primarily commuter cycling. If the need for high-speed commuter cycling is identified, this should be adjacent to the parklands and detailed in further traffic and road duplication investigations.

- The Templestowe Road duplication should include an “active transport option” connecting to NEL commuter trail and the Main Yarra Trail, potentially as a Strategic Cycling corridor.
- Public Transport locations need to be identified and considered as part of the structure plan in terms of both traffic management and connectivity to land uses.

Trail Connectivity (Map 5B – Connections)

- Connectivity from surrounding communities and public transport to or through parklands needs to be optimised especially from Heidelberg Activity Centre through Banksia Park.
- Existing and proposed connection points and key pedestrian routes to the parklands from the East and North side of the river should be identified (Refer to the Yarra Valley Parklands Management Plan 2008 – Map 4). This includes the Plenty River Trail and River Gum Walk.
- Pedestrian / cycle alignments need to optimise access to existing river crossings to provide both north-south and east-west connections to and through the parklands and to complement the proposed land uses.
- The location of new bridges need to consider connectivity to communities, the regional trail network and future land uses as well as physical land constraints (i.e. known cultural values, inundation or typography).
- A connection to Bolin Bolin Billabong by a Shared Use Path along the Yarra River is supported.

Significant Cultural Place

The Framework should outline a greater connection between the objectives regarding how it links to Traditional Owner’s visions for connection to country and creativity.

Most of the Precinct is zoned as culturally sensitive and the Bolin Bolin Billabong is one of the more significant sites.

Connectivity between Heide and the broader parklands is strongly supported. Identifying improved trail and vehicle access for Heide and Banksia is a priority to enable the cultural core to optimally function.

Mix of Uses and Land Use Interface with Parklands

The Yarra River Bulleen precinct is primarily open space in the Yarra Valley floodplain. There has been a long-term vision to create open space and protect the riparian corridor along the Yarra River consistent with Objective 4.4. Any adjoining residential development should complement the existing and future surrounding parkland rather than the parklands complementing adjacent development.

The Framework Plan does not mention constraint to recreation and visual intrusion created by the existing overhead powerlines that cut through the parklands with vegetation and amenity impacts. The Committee should consider the opportunity to investigate alternative options as suggested in the 1993 Melbourne Parks & Waterways (MPW) *Middle Yarra Plan*.

Response to “draft C125 Manningham Planning Scheme Amendment” proposal

Parks Victoria does not support the inclusion of Crown Land at 27-33 Templestowe Road, Bulleen in the proposed draft “C125 Manningham planning Scheme Amendment” proposal. This existing Crown Land is zoned Public Park and Recreation Zone (PPRZ). It is required for parkland purposes to protect environmental values and provide public access to the river and proposed riparian trails. This land was acquired in the

1990s to provide enhanced public access from Templestowe Road to the river corridor and enable a shared use trail when the adjacent PAO land is acquired and included within the Greater Yarra Urban Parklands.

Proposed Public Park and Recreation Zone (PPRZ)

Parks Victoria supports protection of the Yarra River corridor for protection and enhancement of environmental and cultural values and community recreation and connection to nature. Any additional land proposed to be rezoned to PPRZ provides a benefit to the community and a significant addition to the Greater Yarra Urban Parklands.

Any stormwater retention and treatment wetland required by commercial or residential development needs to be included within the development zone as it services the drainage and floodplain impacts of these proposed developments. Maintenance of any required stormwater retention and treatment wetland must be the responsibility of the responsible drainage authority and should not impose ongoing costs on future public land managers of proposed open space.

Any proposed sports facility on future public land should be considered as part of broader visitor experience and recreation planning for the precinct that considers regional recreation needs, community connections & access and clustering of shared facilities.

Proposed Residential Growth Zone (RGZ)

Parks Victoria does not support the inclusion of Crown Land at 27-33 Templestowe Road, Bulleen in the proposed RGZ. Parks Victoria has concerns about the impact of any proposed earthworks within the 9-15 Templestowe Rd development proposal to alter the existing escarpment and modify floodplain land to create a larger development footprint. The concerns include the possible flood impact on the existing parklands and park assets downstream of the development site as well as the impact upon views from the river and through the river corridor.

A RGZ should be in accordance with the existing mandatory set back line on this private land as identified in Map 5A rather than the proposed boundary of the powerline easement. If the onsite stormwater retention and treatment areas were approved by Melbourne Water and Manningham Council beyond the powerline easement, the ongoing maintenance should become the responsibility of the responsible drainage authority.

Development Plan Overlay (DPO) and Design and Development Overlay (DDO)

A DPO is required for any proposed development on Templestowe Road, Banksia St, Manningham Rd, Bridge Rd or Bulleen Rd. Any proposed DPO should require adequate building set back from the floodplain break of slope to protect views along the river corridor, particularly from the existing and proposed open space and trails. Any development proposal should meet the existing requirements of the DD02 requiring built form on the ridgeline to be subordinate to existing vegetation and the natural landscape character. This requirement should be retained in any new proposed DPO.

There is an opportunity for a DPO to give consideration to reducing the landscape impact of the powerline as part of any redevelopment or infrastructure proposal as identified in the 1993 MPW Middle Yarra Plan.

Any development interface with the Greater Yarra Urban Parklands should be appropriately setback with public access to residences facing public open space to achieve Crime Prevention through Environmental Design (CPTED) requirements through active surveillance and beneficial outcomes along the interface.

Key sites

There are five areas of private land reserved for future open space identified in the Yarra River Bulleen Precinct Summary Map as key sites and one key site of Parks Victoria Crown Land, currently under lease:

- 4 Banksia St Heidelberg – the Greenery
- 41-49 Greenaway St, Bulleen - the Bulleen ex-Drive-in land
- 9-15 and 17-25 Templestowe Rd, Bulleen - the Yarra Valley Country Club land and Sonoco
- 37-59 Templestowe Road, Bulleen - the Bulleen Driving Range
- 199-209 and 211-219 Templestowe Road, Lower Templestowe – residences
- 165 Templestowe Rd (currently Parks Victoria Crown Land leased to Hendersons Seeds)

The Greenery site (4 Banksia St, Heidelberg) is an important site for the riparian values along the Yarra River and opportunities to continue the Main Yarra trail.

- Significant planning has occurred over the last 15 years to identify the most appropriate location for a continuation of the Main Yarra Trail along the Yarra River Frontage and safe continuation under the Banksia St bridge to Yarra Flats.
- Further planning is required at this site to determine and optimise community access to the Greater Yarra Urban Parklands and the Yarra River.

The Bulleen Drive-In land (41-49 Greenaway St, Bulleen) is important for the habitat and visitor connection it provides along the eastern Yarra Corridor between the Cultural core and Bolin Bolin Billabong.

- Planning for this land has long identified the need to protect the river frontage as future parkland.
- The draft proposal for Amendment C128mann identifies the land in the floodplain as proposed open space and this is supported by Parks Victoria.
- If development above the floodplain was to occur along Greenway St adjacent to Parks Victoria's existing Greater Yarra Urban Parklands, appropriate setbacks and drainage management on site would need to be controlled through Development Plan and Design and Development Overlays.

The Yarra Valley Country Club land (9-15 Templestowe Rd, Bulleen) has a reservation around the rear of the golf course to enable a future path to connect existing and proposed public open space on the Manningham side of the Yarra River. Protection of the environmental and heritage values in the floodplain are the significant considerations at this location.

- Objective 4.1 and Map 5A labels part of the Parks Victoria land at 27-33 Templestowe Road, Bulleen between YVCC & Bulleen Golf Driving Range (37-59 Templestowe Road, Bulleen) as "potential development opportunities". Parks Victoria does not support this land-use designation or commercial development of the Greater Yarra River Urban Parkland land.
- The reserve provides public opportunity for access from Templestowe Road to the river and the riparian corridor, shown on Map 5B.
- If other land uses of the 9-15 Templestowe Rd, Bulleen floodplain are proposed after the golf course lease expires, identification of active recreation sites and conservation opportunities should be consistent with the Yarra Strategic Plan principles.
- Parks Victoria has concerns about the rehabilitation of the golf course for active recreation sites and conservation if this land use ceases

The Sonoco land at 17-25 Templestowe Rd, Bulleen is adjacent to Parks Victoria's existing Greater Yarra Urban Parklands. Currently this land is zoned Industrial Zone 1 (INZ1) and no draft proposal has been submitted to Parks Victoria for consultation.

- If development of this land adjacent to the existing Greater Yarra Urban Parklands was to occur, appropriate setbacks and drainage management on-site would need to be controlled through Development Plan and Design and Development Overlays.

The Bulleen Golf Driving Range land at 37-59 Templestowe Rd, Bulleen is important for the habitat and visitor connection opportunity along the Yarra Corridor.

- If development of this land for active recreation (Map 5A) was to occur, appropriate setbacks and drainage management would need to be considered to protect environmental and heritage values and maximise public open space benefit and amenity to complement the visitor experience of the Greater Yarra Urban Parklands.

The low density residential land at 199-209 and 211-219 Templestowe Road, Lower Templestowe is important for the habitat values and trail opportunity along the Yarra River between Finns Reserve Templestowe through Bulleen to Heidelberg and beyond.

- Planning for this key site needs to consider the medium to long-term development of the adjacent Hendersons Seed Farm for recreation opportunities in accordance with the Yarra Strategic Plan.
- If development of this land for active recreation (Map 5A) was to occur, appropriate setbacks and drainage management would need to be considered to protect environmental and heritage values and maximise public open space benefit and amenity to complement the visitor experience of the Greater Yarra Urban Parklands.

The Hendersons Seed Farm site at 165 Templestowe Rd is existing public land that in the medium to long-term will be developed for other parkland opportunities in accordance with the Yarra Strategic Plan.

- Formal sporting facilities and use was not considered in the 2008 park management plan.

Summary

Parks Victoria is the manager of much of the public open space in the precinct. Consideration of future land use and connectivity in and through the precinct should consider how to improve the protection of environmental and heritage values, access to public land along the Yarra River and the minimisation of impacts on future community use of public open space in the Greater Yarra Urban Parklands.

Should you require further advice on this matter please contact Alex MacLeod, Land Use and Statutory Planner on [REDACTED].

Yours sincerely

Stuart Hughes

Director Park Planning & Policy
Parks Victoria

Attachment 1 – Parks Victoria parkland and Public Acquisition Overlays in the Yarra River Bulleen Precinct

