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Request to be heard?: Yes

**Full Name:** YVCC Property Group Pty Ltd and Linked Solutions

**Organisation:**

**Affected property:**

**Attachment 1:** Submission\_on\_behalf\_of\_YVCC\_and\_Linked\_Solutions\_Draft\_Framework\_Plan.pdf

**Attachment 2:**

**Attachment 3:**

**Comments:** Please see attached.

# MinterEllison

7 June 2019

## BY EMAIL

Planning Panels Victoria  
[Planning.Panels@delwp.vic.gov.au](mailto:Planning.Panels@delwp.vic.gov.au)

Dear Members

### Yarra River – Bulleen Precinct Advisory Committee Amendment C125 to the Manningham Planning Scheme

1. We act for YVCC Property Group Pty Ltd (**YVCC**) and Linked Solutions Pty Ltd in relation to the above matter and make this submission on its behalf.
2. YVCC is the owner of the land situated at 9-15 Templestowe Rd, Bulleen (**Site**). It currently operates a club and golf course on the Site.
3. The Site is affected by the Draft Framework Plan for the Yarra River - Bulleen Precinct (**Draft Framework Plan**).
4. YVCC proposes to rezone and redevelop part of the Site for residential uses. A planning scheme amendment (**C125 Manningham**) relating to the rezoning has been exhibited as part of this Advisory Committee process and is to be considered as part of the Terms of Reference of the Advisory Committee.
5. As outlined in the materials which have been exhibited, the YVCC redevelopment proposal can be summarised as follows:
  - (a) The southern portion of the Site to allow for residential use and development.
  - (b) The northern section of the Site for public use.
  - (c) The electricity transmission line which runs across the Site generally delineates the proposed zone boundary.

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- (d) The proposed residential development will include approximately 220-270 dwellings. This will involve substantive earthworks to raise the level of parts of the residential land. It also involves substantial earthworks to create wetlands and infrastructure in the public use area to deal with overland water flows.
  - (e) The public land will be available for general public use which may involve passive and recreational uses. It will open up private land adjacent to the Yarra River for public use.
6. YVCC submits that the proposed planning scheme amendment should be supported as it is appropriate and strategically justified. It proposes to call expert evidence on issues such as planning, traffic, biodiversity, visual impact, engineering, hydrology, aboriginal cultural heritage and social and economic benefits in support of the proposed amendment.
7. YVCC submits that the proposed rezoning is generally consistent with the Draft Framework Plan in the following ways:
- (a) The Draft Framework Plan nominates the Site for potential development opportunities.
  - (b) The Draft Framework Plan nominates future open space on the proposed public land with aims to protect the environmental values of that land and create recreational opportunities.
  - (c) The Draft Framework Plan promotes the connection between Heide and the Site (as sought specifically in our client's proposed planning scheme amendment).
  - (d) A signalised intersection is proposed in the Draft Framework Plan at the entry to the Site.
  - (e) Access is identified through the Site which is supported in principle by YVCC (however the alignment as shown on the Draft Framework Plan is not currently supported).
8. Notwithstanding the above, YVCC has concerns with inconsistencies between the Draft Framework Plan and our client's proposed planning scheme amendment, including:
- (a) The Draft Framework Plan limits the area for potential development opportunities on the Site.
  - (b) The Draft Framework Plan proposes open space on parts of the Site which are proposed for residential use and development.
  - (c) The Draft Framework Plan identifies a new cultural heritage place on part of the Site.
  - (d) A traffic connection is proposed in the Draft Framework Plan through the Site which does not accord with the YVCC's proposed development.
  - (e) The Draft Framework Plan shows a larger extent of land for road widening along the YVCC frontage than currently proposed.

9. It is our submission that:

- (a) the planning scheme amendment sought for the Site and adjoining land managed by Parks Victoria (based on extensive expert advice) is an appropriate planning outcome for the future development of that land and should be supported; and
- (b) the Draft Framework should be amended to reflect those outcomes.

Please contact us with any queries.

Yours faithfully  
**MinterEllison**

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OUR REF: