
Request to be heard?: No

Full Name: Theo Eversteyn

Organisation:


Affected property:

Attachment 1:

Attachment 2:

Attachment 3:

Comments: Attached



M/S Alana Macwirther,
Acting Director , Places and Precincts,
GPO BOX 500,
MELBOURNE , VIC ,8002.

Dear Sir/Madam

RE: DRAFT YARRARIVER-BULLEEN PRECINCT, LAND USE FRAMEWORK PLAN

I am writing to you with reference to the Yarra River Precinct and particularly regarding the planning for the area in Bulleen at the Ilma Court, Bulleen Road/Manningham Road end of the construction zone.

I have a number of concerns following the latest information received from the North East Link Authority (N.E L A), and the advice from an Officer at the new Bulleen North East Link Authority Office.

1. Houses numbered 1, 17,18,19,20,and 21 Ilma Court.

I have attended most of the information sessions, including one held in Ilma Court, and have been advised that while the owners of these houses have been served with, "*may need to be acquired letters*", this was very unlikely, as they were well away from the tunnel portal.

During my recent visit to the N E L A office in Bulleen, I was advised that these houses will now be acquired during the construction period and then returned to the Manningham City Council for sale without any clear strategy as to what the future zoning would be.

When my wife and I purchased our block in Ilma Court in 1995 we were made aware that there was a covenant to permit only one dwelling per allotment over all the Ilma Court estate. **Should these houses be acquired, I empathetically submit that the future allotments be made subject to a similar, "*single dwelling per allotment constraint*", and that multi story (*more than two storey dwellings*) and multi dwellings developments on each allotment be prohibited.** Any change to permit multi storey and/or multi-unit development would destroy the residential character of Ilma Court and exacerbate the traffic issues/problems at the entrance from Bulleen Road.

2. Open Space between Ilma Court and Freeway Entrance at intersection of Bulleen and Manningham Roads

On the diagram you enclosed with your letter you described the *former* Drive in Site as being reserved for Open Space. At the meetings I have attended N E L A Officers have confirmed this. I have no objection to the *former* Drive In Site being reserved and used for public recreational activities.

Recently, when visiting the N E L A office, I was shown a plan that showed that the *former* Drive in Site may possibly be privately developed- *which is contrary to everything that I have been told so far!*

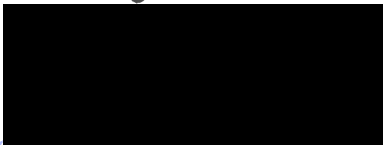
Again, the officer at the N E L A office in Bulleen, advised me that the zoning of the *former Drive in Site* would be left to be determined by the Manningham City Council and the Open Space designation on your diagram was not assured. I believe that the presentations made by N E L A should be adhered to and the land be permanently reserved for Public Open Space.

The *former Drive in Site* is also part of the Chandler Basin, (*an active flood plain*), which you probably already know. I understand that unauthorised waste fill has also been dumped on the land some years ago and no remedial action has ever been directed by the relevant authorities. Two years after we moved into our Ilma Court home, flood waters did reach the One in One Hundred Year flood level. (*Just for your information, canoeists paddled along the back fences of properties backing onto the Yarra Reserve!*)

I firmly believe that the former Drive in Site should be maintained in a Public Open Space Reservation and the land eventually be developed for recreation activities.

I commend the above issues for your attention.

Best Regards



Theo Eversteyn

Wednesday, 5 June 2019