
Request to be heard?: No

Full Name: Michael Brooks

Organisation:

Affected property:

Attachment 1:

Attachment 2:

Attachment 3:

Comments: see attached submission

5-10-2020

To whom it may concern

I am writing in response to the Yarra River Bulleen Precinct Land Use Framework Plan. We are so fortunate to have the Yarra river pass through this area and the wild life that accommodates it is both unique in a suburban landscape and extremely fragile. The vegetation with the eucalyptus trees that align the area provide shelter and homes to a number of species. The very survival of the birds and natural fauna which inhabit the area is threatened by domestic animals, foxes and the loss of habitat that has taken place over such a short time.

This country's past and present governments/councils share a sad history of making short term gains leaving future generations with an irreversible loss of environment due to development. I understand that denser living comes with a growing population, and some call this progress, but when that comes at the expense of the removal of nature reserves to make way for development, then it's just history repeating itself.

With their persuasive wording, firms pursuing the development of the Yarra Valley Country Club attempt to influence the community into believing, ' it will benefit the residents, everything will be improved, it'll be better and you all get something for nothing.'

Typically, it's nothing more than cleverly worded phrases to give the deceitful perception that the community and its environment is of a company's primary concern. These companies are in it to make money and what they leave behind for future generations is of no concern. The authorities and the council, who revoke on the planning controls that were implemented to prevent these very scenarios from occurring, have sold themselves out and have failed the very interests of those they are paid to represent.

The draft amendment relating to Yarra Valley Country Club development seeks to emphasize a range of benefits, from affordable housing that's designed to cater for a range of demographics, better water quality to the Yarra River and protection, conservation and where possible enhancement of the biodiversity values.....the hypocrisy outlined in all but a few of the clauses is extensive.

Put simply, the three words that do not coexist are DEVELOPMENT, ENVIRONMENT and MANAGEMENT.

Development will bring a range of issues already experienced by the flooding of apartments around Westfield Shopping Centre, Tullamore Doncaster and Williamsons Estate.

- Congestion on the roads.
- Noise, air and light pollution.
- More strain on public transport.
- Zoning of local schools.
- Greater impact on the local environment

Bulleen and its surrounds already have ample open spaces, fantastic parks and playgrounds. We don't need more. It equates to more maintenance and upkeep of facilities. Access to land becomes available and the first instinct of councils is to put an oval on it, another playground or reap the financial short term benefits by allowing developments.

I would like to propose that any land in question, whether it be YVCC or the like, that is set for development, be reinstated as bush land.

Here is an invaluable opportunity to add to the Green Wedge, creating more habitat for vulnerable and in some cases endangered species. It would be giving the local authorities a real opportunity to create something that will far outweigh any benefits brought by more housing development. With the immediate impact brought on by the North East Link to both the environment and local residents, creating bushland instead of reducing it even more would be both environmentally and aesthetically hugely beneficial and a statement of leadership from concerned authorities.

Michael Brooks