
Request to be heard?: No, but please email me

Full Name: Kay Niddrie

Organisation: Member of Yarra Valley Country Club

Affected property:

Attachment 1: Yarra_Valley-Bulleen_Precinct_4.pdf

Attachment 2:

Attachment 3:

Comments: Submission on behalf of members of Yarra Valley Country Club outlining objections to impact of proposed residential development of 9-15 Templestowe Rd., Bulleen, 3105. See attached pdf file.

Re: Yarra River -Bulleen Precinct Advisory Committee

Members of Yarra Valley Country Club present this submission for consideration before making a decision on the Amendment C125mann and the redevelopment of 9-15;27-33 Templestowe Road.

Before making recommendations to the Minister for Planning please reconsider:

Multi residential housing development along Templestowe Road on the riverside contravenes the Hamer Government Action in the 1970's (1975 Act) declaring THAT THERE WAS TO BE NO (future) PRIVATE PROPERTY DEVELOPMENT BETWEEN TEMPLESTOWE ROAD AND THE YARRA RIVER.

Such a proposed residential development along the river side is neither in keeping with EITHER THIS ACT, or the seven key points listed as "Key Features of the Draft Plan.

1. **Open Space:** In keeping with the present wish to reorganise a Green Wedge along the Yarra River from its mouth through to the source area, the ground plan for this has already been laid. There is no need for special Acts to commandeer the land for residential development as a Green Wedge already exists.

The existing landholders, along Templestowe Road from Heidi to Templestowe Village, have maintained semirural activities, including Sonoco which is a non-industrial, non-polluting site. Run-off for this site area drains into the golf course for a holding dam and waterway providing breeding grounds for indigenous bird life and frogs. The establishment of the Golf Course and the Country Club were in keeping with the open space plan by continuing the green area alongside the Yarra River and as an area for recreational activities. When approved in the 70's it had an "educational" envelope being a teaching precinct for tennis, squash, bowls and golf and a leisure pool. All these recreational activities are presently in public use.

2. And 3. **Bike paths** for riders, walkers and dog walkers exist on the Banyule side of the river from Heidelberg to Fitzsimons Lane and from there to Warrandyte. The proposed continuous path from Thompsons Road to Banksia Street, or a bridge on this site, is unnecessary, a complete waste of rate payers and taxpayers' monies. In addition a path on the golf course side circles back on itself gaining little progression as a through way .The Bridge over the River at Birrarrung Park would be a fun access for local residents and visitors to access that bike path on the other side but will damage the habitat of the platypus ecological pond in the river. The bridge on the Heidelberg side of Heidi could be advantageous in linking the Bulleen trail continuing through to Heidelberg, to the city one way and to Greensborough the other.
4. **Heidi as an expanded Cultural Area** meets with approval and maintained by the historical request of the Beaurepaire/Heidi and John Reid bequest to the state. It is a cultural, educational, dining and recreational area providing for families and international visitors. It maintains a cultural heritage.

5. Delivery of new open space, recreation and conservation area: The YVCC Golf Course complies with each of these excepting the word "new". The 9 Hole Golf Course provides green space, a recreational and teaching area. It occupies flood plain area. Its area is flooded in very wet years. The course is a maintained green area all year round using existing Water Rights. The Ground staff preserve the 200 +year old trees, native trees are tended to provide safety of users

and nesting areas. They prevent the overuse or erosion of the riverbank area by visitors; protect the area from dogs, allowing the native bird and animal ecological balance to remain as it has for the last 50 odd years. Predators are kept to a minimum, and powerful owls, kookaburras, grass parrots, three types of cockatoos, galahs, snakes, frogs, tortoise, wombats and a kangaroo mob co habit happily, thus preserving the idea of a Green Wedge and an ecological haven for indigenous species that would be lost by bikers, walkers and dogs. There is no litter. The golf course should remain guardian of this area. It has proven the harmony between this type of recreational activity and the intent of the planning for a preserved ecological area.

6. New places for ecological connection and revegetation can be created in further YVCC Golf Course plantings of native species. Similar situations/wetlands have been created by Latrobe and Strathallan Golf Courses.

7. Road access and road widening along Templestowe Road would be achieved without the added congestion of residential housing on the river side of Templestowe Road which will be increased considerably due to the North East Tunnel and off ramps. Such widening from Thompson to Bridge Rd would be advantageous for increased vehicle traffic and could include bus and bike lanes.

The existing Yarra Valley Country Club was developed under the laws which already exist and were aimed at the maintenance of the future development of a green open space. It is in line with the 7 key draft points of Yarra River -Bulleen Precinct proposal.

We, at Yarra Valley Golf Club would like to present this case to retain the Golf Course, against "letting go" a well-maintained natural styled Golf Course. It is open space.

1. YVCC is currently the **only** Golf Course in Manningham City.
2. YVCC is rated the best 9-hole golf course in Victoria.
3. YVCC Golf Course provides around 200 rounds of competition golf per week and is open every day to the public. In addition; it is used by the RSL, Pennant teams and Club visitors for competition. The Driving Range Management makes a block booking each week. This week, in winter when numbers are lower there are already 196 bookings.
4. YVCC Golf Course is a great sporting outlet for mature sporting people. All ages are made welcome.
5. YVCC employs a golf professional who provides private and public lessons.

Thus, it is in keeping with the open space plan by continuing the green area alongside the Yarra River and an area for recreational activities. It has an "educational" envelope being a teaching precinct for tennis, squash, bowls and golf and a leisure pool. All these recreational areas are frequently used by 300 sporting members and an additional 700 odd attend the social facilities including dinners in the Bistro. It provides employment for 7 full time staff, 26 casual staff and provision for Work Experience students. It provides a social venue for the local community: over 100 meals per week in the Bistro; a centre for weddings, wakes, Probus and Club meetings, and functions for 200 or more. It is a viable community enterprise.

Should there be a review of the present residential application; YVCC could be upgraded as a similar facility. Under any circumstances the Golf Course can be retained.

a) Upgrade by Council or redeveloped by a multi corporation with the accent on a multipurpose Recreational/Sporting precinct on the higher level. Such a multipurpose precinct (RACV Development style.) being right beside Heidi precinct, and on future public land etc would be a rare treasure for tourists and locals. Heidi also benefits from increased parking. Such a facility would safeguard the Green Land Area' incorporate the Golf Course, Golf Range & the Soccer fields on the valley flat further upstream.

b) Above all we request that the present golf course be retained even if the Act amendments and residential development go ahead.

1. No cost required for the redevelopment or redesign.

2. Enter through and incorporate the Driving Range as a headquarters for the golf course, maintain the driving range, and if commandeered, the soccer fields designed on the Futures Plan, to become a Sporting Complex and car spaces thus catering for more mature recreation activities and for younger people.

3. The course be retained as is using 2nd hole as first, finishing with the present 1st hole as the 9th. A cyclone fence to be constructed by the Manningham Council /Property Developer along the present OOB posts to protect residential houses from stray balls.

4. Move housing back from the transmission lines for the safety of residents. (Living under or beside Transmission lines is considered a health hazard.)

5. At present administrative, running costs and maintenance of the course have been supported by the landlord and in recent years have been profitable as a sporting and functions centre.

Manningham Council have now the opportunity to take over a mature golf course and the possibility of developing a multi-function sporting complex around the area of the present Golf Range under the present Acts governing the Building Overlays of the Yarra Valley Bulleen Precinct. Such a redevelopment complies with the long-term State Plan development of the Yarra River and the Yarra River -Bulleen Precinct under discussion.

This submission is made on behalf of the members by:

Robin Horsburgh –Secretary, Sub Committee for Submission by YVCC Golf Committees.

Immediate Past President of Ladies' Golf.

Wilma Pontefract Ladies' Golf President:

Keith Eddison Men's Golf President.

Kay Niddrie Immediate Past Secretary:

Albert Fatileh Men's Golf Secretary.

Val Dodds Lady Bowls Champion & golfer:

John Niddrie Immediate Past Men's Golf President.