

Yarra River - Bulleen Precinct Advisory Committee **S29B**

Request to be heard?: Yes

Full Name: Diana Siomos

Organisation: North East Link Project

Affected property:

Attachment 1: NEL_20200928_Submission_to_advisory_committee_-_Bulleen_Precinct_Land_Use

Attachment 2:

Attachment 3:

Comments: Please refer to uploaded submission

Our Ref: COR/20/52207

28 September 2020

Ms Amy Selvaraj
Senior Project Officer
Planning Panels Victoria

Email: Planning.panels@delwp.vic.gov.au

Dear Ms Selvaraj

NORTH EAST LINK PROJECT

Submission to the Yarra River – Bulleen Precinct Advisory Committee

1. The North East Link Project (**NELP**) is an office within the Major Transport Infrastructure Authority (**MTIA**), an administrative office within the Department of Transport. NELP is responsible for the delivery of the North East Link project (**Project**) on behalf of the State. It makes this submission to the Yarra River - Bulleen Precinct Advisory Committee (**Advisory Committee**) in that capacity.
2. NELP welcomes the opportunity to make a submission to the Advisory Committee on the *Yarra River - Bulleen Precinct Land Use Framework Plan Consultation Draft August 2020 (Plan)* and draft planning scheme amendment C125mann (**PSA**). This submission supplements NELP's previous submission to the Advisory Committee dated 7 June 2019 in relation to the previously exhibited draft of the Plan.
3. NELP notes that it previously requested to be heard at any hearing before the Advisory Committee. Having reviewed the current draft of the Plan, NELP does not anticipate that it will attend any hearing held by the Advisory Committee. However, it reserves its right to be heard and after it receives, and reviews, the submissions of other parties will advise the Advisory Committee accordingly.

The Project

4. The Project will provide a new road connection between the M80 Ring Road and an upgraded Eastern Freeway, completing the missing link in Melbourne's metropolitan ring road. It will give the city a fully completed orbital connection for the first time. The Project includes Victoria's longest twin road tunnel and also delivers Melbourne's first dedicated high-speed busway, new and enhanced public open space and extensive walking and cycling links.

5. NELP has also prepared draft Planning Scheme Amendment C132mann to the Manningham Planning Scheme to enable land at 27-59 Templestowe Road, Bulleen to be redeveloped into three new soccer pitches, a sports pavilion with female friendly change rooms, car parking, an upgraded Yarra River frontage and associated intersection upgrades to Templestowe Road (**Templestowe Road Soccer Facilities**).

The Plan

6. NELP notes that it has been consulted on the updated Plan. The amendments made to the Plan since its 2019 exhibition generally accord with NELP's comments.
7. NELP supports the inclusion of the signalised intersection at the existing Bulleen Golf Driving Range site, shown in the revised draft Plan at page 41.
8. However, NELP has identified a number of minor issues that it believes should be addressed, which are set out below.

(a) **Bulleen Industrial Precinct -**

- (i) Page 15 suggests that it is only part of the site that is subject to the Project's requirements, which is not correct. The entirety of the precinct should be shown as subject to the Project's requirements.
- (ii) Page 32 and Objective 3.4 on page 46 recommend the renewal of employment uses in this area. While this is expressed on page 46 as needing to have "regard" to the Project's infrastructure and built form elements, and on page 32 as occurring "where suitable", NELP suggests that this be amended (on both pages 32 and 46) to be expressed as "subject to" the requirements of the Project, to be consistent with language used elsewhere in the Plan (e.g. pages 15, 40 and 49).

(b) **Former Bulleen Drive-in Site**

- (i) The Plan does not consistently state that this site is to be subject to the Project's requirements (see, for example, page 4, page 15 and page 47). These references should be updated, to be consistent with the approach in other sections of the Plan where this site is shown to be subject to the Project's requirements (see, e.g. pages 40 and 49).
- (ii) Similarly, Objective 4.3 on page 47 should be updated to clarify that the maintenance of existing minimum setback lines in DDO2 is subject to the requirements of the Project.

(c) **Templestowe Road Soccer Facilities**

- (i) The page 15 reference to the draft Planning Scheme Amendment C132mann which applies to the Bulleen Golf Driving Range Site should be updated so it extends into the southern portion of 27-33

Templestowe Road (Crown Land), as this portion of the land is also covered by PSA C132mann.

- (ii) Page 16 should be updated to refer to the Templestowe Road Soccer Facilities as works associated with the Project
- (iii) Consistent with prior comments from NELP, page 14 should be updated to read:

The draft planning scheme amendment C132mann, exhibited in June - July 2020, proposes that the land at 27-59 Templestowe Road Bulleen, which is partially subject to a PAO as future public open space, be acquired on behalf of the Victorian Government for an expansion of parklands for recreation and conservation purposes.

(d) **Templestowe Road duplication and shared use path connections**

- (i) Objectives 2.6 and 2.7 (page 44) should be amended to clarify that both Objectives will involve the Department of Transport, in its role as coordinating road authority, and to clarify that these two objectives should be considered together as they are interrelated.
- (ii) Objective 2.7 should be amended to include a role for Major Transport Infrastructure Authority (MTIA) in the investigation of the duplication of Templestowe Road.

(e) **Mapping -**

- (i) Page 40 should be updated to show that the Parks Victoria land at 27-33 Templestowe Road will also be used for "expansion of parklands/potential active recreation"
- (ii) Page 41 should be updated to include the words "indicative only" after "North East Link proposed alignment" and "North East Link proposed road connections", consistent with the approach taken for the shared use path connections.

- (f) **Manningham Interchange setbacks** - The requirement in objective 4.6 for new development to create uniform setbacks to Banksia Street, Manningham Road and Bulleen Road should be expressed as subject to the requirements of the Project.

- (g) **Vehicular connection with the Yarra Valley Country Club site** - Page 41 shows a "shared circulation" between the Yarra Valley Country Club site and the Bulleen Golf Driving Range site. Objective 2.6 on page 44 also refers to a "looped connection for pedestrians, cyclists and vehicles between [Heide] and the Bulleen Golf Driving Range site". Pedestrian and cycling connectivity between the Yarra Valley Country Club site and the Bulleen Golf Driving Range site would not be precluded by the Project. NELP provides in-principle support for a cycling or walking connection between these sites, subject to the redevelopment of the Yarra Valley

Country Club Site. However, in NELP's view, this should not extend to vehicular connectivity. Vehicular connectivity via the signalised intersection on Templestowe Road is more appropriate than providing a vehicular connection between the Yarra Valley Country Club Site and the future Templestowe Road Soccer Facilities.

Draft Planning Scheme Amendment C125mann

9. NELP makes the following comments in relation to the PSA supporting materials:
- (a) the Development Plan Traffic Report dated 27 March 2020 refers to predicted traffic volumes for the Project at section 5.6 of the Traffic Report. These volumes should be considered in the context of those referred to in the Environment Effects Statement Technical report A Traffic and transport for the Project at section 9.2.2, page 291 (see https://northeastlink.vic.gov.au/__data/assets/pdf_file/0005/364235/Technical-report-A-Traffic-and-transport.pdf).
 - (b) the Planning Report dated June 2020 refers to the Project's tunnel portal at Manningham Interchange (page 12). As shown in the Map Book exhibited as part of the Project's EES, the southern tunnel portal in the reference design is located near Bulleen Park. The location shown in the map at page 12 is the Manningham Interchange which includes ramps for the tunnel.
 - (c) the Planning Report dated June 2020 suggests that the Templestowe Road Soccer Facilities will "encroach within the current interim controls [in DDO2] and will therefore require variation of these controls" (page 28). The Templestowe Road Soccer Facilities, if approved, will be subject to a Specific Controls Overlay and an Incorporated Document governing the development. Under that Incorporated Document, the ordinary planning scheme controls will not apply to the development.

If you wish to discuss any aspect of this submission, please contact Katie Watt, Director - Land, Planning and Environment on [REDACTED] or [REDACTED]

Yours sincerely

[REDACTED]

Katie Watt

Director – Land, Planning and Environment