

# Yarra River - Bulleen Precinct Advisory Committee **S07B**

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**Request to be heard?:** No, but please email me the timetable and directions

**Full Name:** Colin Atkin

**Organisation:**

**Affected property:** [REDACTED]

**Attachment 1:** 2020\_09\_14\_Submission\_Draft\_Yarra\_River-Bulleen\_Precinct\_Land\_Use\_Framework

**Attachment 2:**

**Attachment 3:**

**Comments:** Please find attached my submission. Thank you.

Colin Atkin

██████████ Bulleen Vic 3105

14 September 2020

Yarra River - Bulleen Precinct Advisory Committee  
Planning Panels Victoria  
Melbourne VIC 3001

**Re: Yarra River – Bulleen Precinct Land Use Framework Plan**

Thank you for the opportunity to make a submission to the The Yarra River – Bulleen Precinct Advisory Committee.

We remain of the view we expressed in our submission of June 3, 2019, that there are many appealing aspects of the plan as a closely located resident to the area of proposed development.

We are supportive of developing the former Bulleen Drive In Site, The Yarra Valley Country Club, the Bulleen Driving Range and 165 Templestowe Road for open space and/or conservation. The continuity of the 'green strip' makes a lot of sense from an urban amenity perspective and we imagine will improve the 'nature highway' for our flora and fauna which is good for our environment and society now and into the future.

We are supportive of balanced commercial and social amenity development through the area but are much more cautious and concerned for the decisions to be made in relation to them.

The development of the Bulleen Industrial Precinct as a Cultural Gateway is a positive step for our society. We would encourage that any further commercial redevelopment in that area be in line with services that are consistent with the Cultural Gateway development and the improved open spaces that are planned for the 'green strip'. Whilst we all need motor mechanics, construction services and other industry, it would be a shame to spoil, or detract from, such a development with activity that may cause a blight on what may be achieved with this development especially where inconsistent commercial activities can be located elsewhere.

**We request consideration be given for an overlay on the sites identified that any development is consistent with the conservation and cultural thematic of the properties being developed.**

We are unsure how or even why residential development would be included in the plan. We acknowledge homes are important but it does seem curious it is being contemplated on the Yarra Valley Country Club site. As residents lucky enough to be in a comparable location we

do wonder how our development was able to proceed and wonder if it could or should be allowed if developed now.

**We request consideration be given for the rationale for residential development to be allowed. If it is to defray cost or bolster the rate base we think this rationale should be challenged by the committee as to whether it is consistent with the long term plan for these properties. It is well known that the Bulleen Drive In Site has taken a very long time for this flood plain to be returned to public ownership and to facilitate the 'green strip'.**

Finally, traffic does concern us all, whether resident, those visiting, or transiting. Combined with the inherent uncertainty of the NEL, the impact on traffic and hopefully the increased use of these spaces you are considering by the community, the traffic management plan is of course critical. Examples of leaving high use areas at peak periods, such as Heidi on market day or Jells Park and others on sport days, hopefully cause the planning effort to consider parking, entry and exit lights/signalling and routes well into the future.

**We request consideration be given for peak use traffic activity well into the future for the efficient desirable use of the locations.**

I would be happy to discuss my thoughts with the committee considering submissions.

Thank you for your consideration.

Yours sincerely

Colin Atkin

03 June 2019

Yarra River - Bulleen Precinct Advisory Committee  
Planning Panels Victoria  
Melbourne VIC 3001

**Re: Draft Yarra River – Bulleen Precinct Land Use Framework Plan. Proposed Amendment C128mann**

There are many appealing aspects of the wider plan however this submission relates to the draft Planning Scheme Amendment for land at 49 Greenaway Street, Bulleen.

As my family are residents of Ilma Court Bulleen, we expect to be directly affected by developments on the former Bulleen Drive-in site.

Whilst the published proposed amendments to this site include: to rezone land, remove the Public Acquisition Overlay on the site, and amend the Design and Development Overlay in order to facilitate future residential developments; we believe the owners of the land have withdrawn their application for the residential and light commercial developments.

We support the proposed amendment to redevelop the site for open space or conservation.

At this stage we do not believe it is necessary to proceed with approvals to develop the site for other purposes in the absence of sufficient detail to understand the impact on the area.

I would be happy to discuss my thoughts with the committee considering submissions.

Thank you for your consideration.

Yours sincerely

Colin Atkin