

10.2 Yarra River Corridor Concept Plan - Manningham

File Number: IN19/112
Responsible Director: Director City Planning and Community
Attachments: 1 Yarra River Corridor Concept Plan and Maps February 2019 [↓](#)

EXECUTIVE SUMMARY

Council at its meeting on 26 June 2018 endorsed the North East Link – Preliminary Issues and Opportunities report including the recommendations contained within the report.

Taking into account the various recommendations and concept proposals identified in that report, officers have prepared a Yarra River Corridor Concept Plan. (Attachment 1) The Concept Plan illustrates these opportunities as they exist along the corridor in Bulleen and Templestowe Lower. These opportunities are presented as concepts only with further assessment required to determine ultimate designs and land uses. The Concept Plan is intended to be used to support Council's advocacy and inform the community on the broader impacts resulting from the North East Link proposal.

The Department of Environment, Land, Water and Planning (DELWP) has provided in-principle support of the concepts contained in the Concept Plan, as it aligns with the draft objectives of the State Governments' strategies including the Yarra River – Bulleen Land Use Framework and the Yarra River Action Plan 2017.

COUNCIL RESOLUTION

MOVED: CR GEOFF GOUGH
SECONDED: CR MICHELLE KLEINERT

That Council:

- A. endorse the Yarra River Corridor Concept Plan with the following amendment:**
- An additional shared path bridge be included across the Yarra River in the vicinity of Bulleen Park to connect to the Main Yarra Trail in Ivanhoe East and additional riverside trail network along the Yarra River at Bulleen Park as shown on the amended draft Yarra River Corridor Concept Plan as circulated.**
- B. make the amended Yarra River Concept Plan publicly available.**

CARRIED

2. BACKGROUND

- 2.1 Council at its meeting on 26 June 2018 endorsed the North East Link – Preliminary Issues and Opportunities report including the recommendations contained within the report.
- 2.2 The report outlined Council's current identified issues and opportunities in relation to the proposed North East Link Project (NELP), including opportunities to advocate for suitable solutions to the proposed impacts to open space and recreational facilities. The comprehensive list of recommendations and opportunities was sent to both the North East Link Authority, the Minister for Public Transport, the Department of Environment, Land, Water and Planning (DELWP) and other relevant government departments for consideration in their ongoing planning, design and technical assessment of the project, and its impact to Manningham. This report is a public document available on Council's website.
- 2.3 In November 2018, Boroondara Council endorsed their own plan for Bulleen Park, which includes a proposal to extend the Freeway Golf Course into Bulleen Park. This will impact on the land currently used by the Yarra Bowman archery club and Doncaster Aeromodellers club. The Boroondara proposal does not provide alternative options for these two clubs.
- 2.4 Manningham Council does not support the Bulleen Park proposal as presented by Boroondara Council. However, Council officers will continue to liaise with all stakeholders to achieve the best solution for the Manningham community.

Yarra River Action Plan (State Government)

- 2.5 In February 2017, the Victorian government released the *Yarra River Action Plan*. It contains 30 actions to ensure the long-term protection of the Yarra River and its parklands. Action 21 of the Yarra River Action Plan 2017 requires the Department of Environment, Land, Water and Planning (DELWP) to prepare a land use framework plan for the Yarra River – Bulleen Precinct between the Eastern Freeway in Kew/Ivanhoe and Banyule Flats in Viewbank/Templestowe Lower. This is the same corridor which will be affected by the NELP.
- 2.6 The Concept Plan has been developed to align Council's objectives and with DELWP's preliminary land use framework plan.

Manningham Active for Life Recreation Strategy 2010

- 2.7 Manningham Council developed its first Recreation Strategy in 2010. The Strategy identified the vision for a healthy, more active community and outlined four key objectives, 12 key priority areas and an action plan for the short to medium term. The implementation of the initial action plan from 2010 – 2018 is now complete and a review of the strategy is underway.
- 2.8 The review to date has highlighted gaps in the provision of organised sport facilities and recommends further work be undertaken to assess opportunities to fulfil these requirements.
- 2.9 The review will examine the full provision of recreational facilities given that 70% of the population achieves their physical activity through informal recreation activities, such as walking, riding, running/jogging, swimming, at the gym or in fitness classes and not through organised sports such as soccer or AFL.

3. DISCUSSION / ISSUE

- 3.1 Taking into account the various recommendations identified in the *North East Link – Preliminary Issues and Opportunities* report, officers have prepared the *Yarra River Corridor Concept Plan* (Concept Plan) to illustrate future opportunities along this corridor.
- 3.2 The Concept Plan has been developed in response to the proposed impacts of the NELP, however not all concept proposals will be the responsibility of NELP to deliver. Consultation will be required with various government departments such as DELWP, Melbourne Water, VicRoads, Parks Victoria and others.
- 3.3 The Concept Plan shows the preferred provision of sporting and recreational facilities to offset the loss of the existing football oval in Bulleen Park. It also seeks to identify longer term sporting facility requirements to address the demand for more facilities. The Concept Plan also illustrates other opportunities such as:
- Walking and cycling paths, riverside trails and river bridges,
 - Public transport and access opportunities and improvements
 - Promotion of sites of cultural and regional significance
 - Redevelopment of the Bulleen employment precinct
 - Road upgrades.
- 3.4 The proposals contained within the Concept Plan are presented as concepts only. Further planning, assessment and approvals will be required to address matters relating to flooding, land contamination, planning / development constraints, environmental impacts, cultural heritage and access. Officers will continue to work with NELP and other stakeholders throughout the planning and design stage of the project.

Bulleen Park

- 3.5 Bulleen Park will be significantly impacted by NELP with the tunnel portal necessitating the removal of the front oval along the Bulleen Road frontage currently occupied by the Yarra Valley Junior Football League. The project will also result in changes to the vehicle access to the Park and Veneto Club. New access arrangements are still to be finalised.
- 3.6 Given the loss and relocation options of this oval, there may be potential to relocate the two soccer pitches from their current site at Bulleen Park to a new facility at the Bulleen Golf Driving Range at 35-59 Templestowe Road. This relocation is as a result of the direct impact of the NELP to Bulleen Park.
- 3.7 Part of Bulleen Park is a former landfill site and as such, the earth below is potentially contaminated. This may impact on future facility construction and costs.

Bulleen Golf Driving Range (35-59 Templestowe Road), Bulleen

- 3.8 This site is privately owned and in the future will be acquired by the State Government (through the Public Acquisition Overlay that currently applies to the site). The Concept Plan proposes that this site be redeveloped to relocate the two displaced soccer pitches from Bulleen Park.
- 3.9 The site presents an opportunity to provide 2 full size soccer pitches, a pavilion and associated parking on the site, which would provide a dedicated facility for any displaced soccer clubs.
- 3.10 Council officers are recommending that NELP (State Government) acquire and fund the construction of the soccer pitches and all ancillary work.
- 3.11 The guiding authorities on the process will be DEWLP and NELP.

Former Bulleen Drive-In Site (49 Greenaway Street, Bulleen)

- 3.12 This site is privately owned and was the former Bulleen Drive-In Site. It is currently earmarked for acquisition by NELP to facilitate the construction of the link.
- 3.13 Once construction of the NELP is complete, an opportunity exists for the site to provide for the growing demand for soccer facilities via the provision of 2 full size soccer pitches, pavilion and associated car parking.
- 3.14 The guiding authorities on the process will be DEWLP and NELP
- 3.15 The ultimate decision maker on the impacts and future use of this site will be NELP.

HM Clause Pacific (177 Templestowe Road, Templestowe)

- 3.16 The site at 177 Templestowe Road is Crown land zoned for public park and recreation and is currently leased by the HM Clause Pacific on a recently renewed 15 year lease agreement.
- 3.17 There is a growing demand for sporting facilities including AFL, cricket, netball, soccer and baseball.
- 3.18 Given this growing demand, and the need to provide for active recreation (outside of organised sports), there is opportunity to provide for a mixed sports and open space precinct on the Crown land at 177 Templestowe Road in the longer term.
- 3.19 A number of stakeholders are required to achieve this outcome, including DELWP, Melbourne Water and Manningham Council.

Bulleen / Banksia Industrial/ Employment Precinct

- 3.20 Construction works associated with the Manningham Road Interchange will necessitate the need for NELP to acquire a large portion of the Bulleen / Banksia Industrial Precinct.
- 3.21 Once the interchange construction is complete in 2027, this area of land may be available for future development.

- 3.22 The Concept Plan proposes that the use of this land is returned to an employment precinct. Council will work with all necessary stakeholders to realise this potential, including DEWLP, DJPR, NELP, Banyule Council and the broader community.

Pedestrian and Cycling

- 3.23 The NELP has indicated that they have included the provision of a shared user (pedestrian and cyclist) bridge across the Yarra River at Banksia Park
- 3.24 The provision of this shared user facility is a key action of both the Manningham and Banyule City Council's Bicycle Strategies and will provide a key missing link for Manningham residents to the Heidelberg Activity Centre, train station and LaTrobe National Employment and Innovation Cluster(NEIC).
- 3.25 Both Councils have also highlighted the need for an additional walking / cycling river crossing mid-way between Banksia Park and Finns Reserve, at Birrarung Park.
- 3.26 An additional bridge crossing point will enable the creation of a walking/ cycling circuit and connections into the Banyule Flats / Plenty River trail to the north of Birrarung Park and along the south side of the Yarra River within Manningham Council.
- 3.27 A number of stakeholders are required to achieve to this outcome, including DELWP, Manningham and Banyule Councils, Melbourne Water and DoT.

Yarra Valley Country Club (9-15 Templestowe Road, Bulleen)

- 3.28 The Yarra Valley Country Club is a privately owned land located at 9-15 Templestowe Road.
- 3.29 The owners have lodged a planning permit to redevelop the site, and are currently working with DEWLP on a possible planning scheme amendment process to facilitate a large residential development.
- 3.30 There are no recommendations from Council officers or DELWP officers to consider this parcel of land for the use of sporting facilities at this stage, but may present another opportunity once the strategic planning for this site is finalised.

Yarra River Action Plan

- 3.31 As noted in the Section 2 of this report, DELWP has commenced preparation on the framework plan for the *Yarra River – Bulleen Precinct*.
- 3.32 Discussions with DELWP officers indicate that Council's proposed Concept Plan aligns with the objectives of their *Yarra River – Bulleen Precinct* land use framework.
- 3.33 As such, DELWP has provided in-principle support of Council's draft Concept Plan shown in Attachment 1 of this report.

4. COUNCIL PLAN / STRATEGY

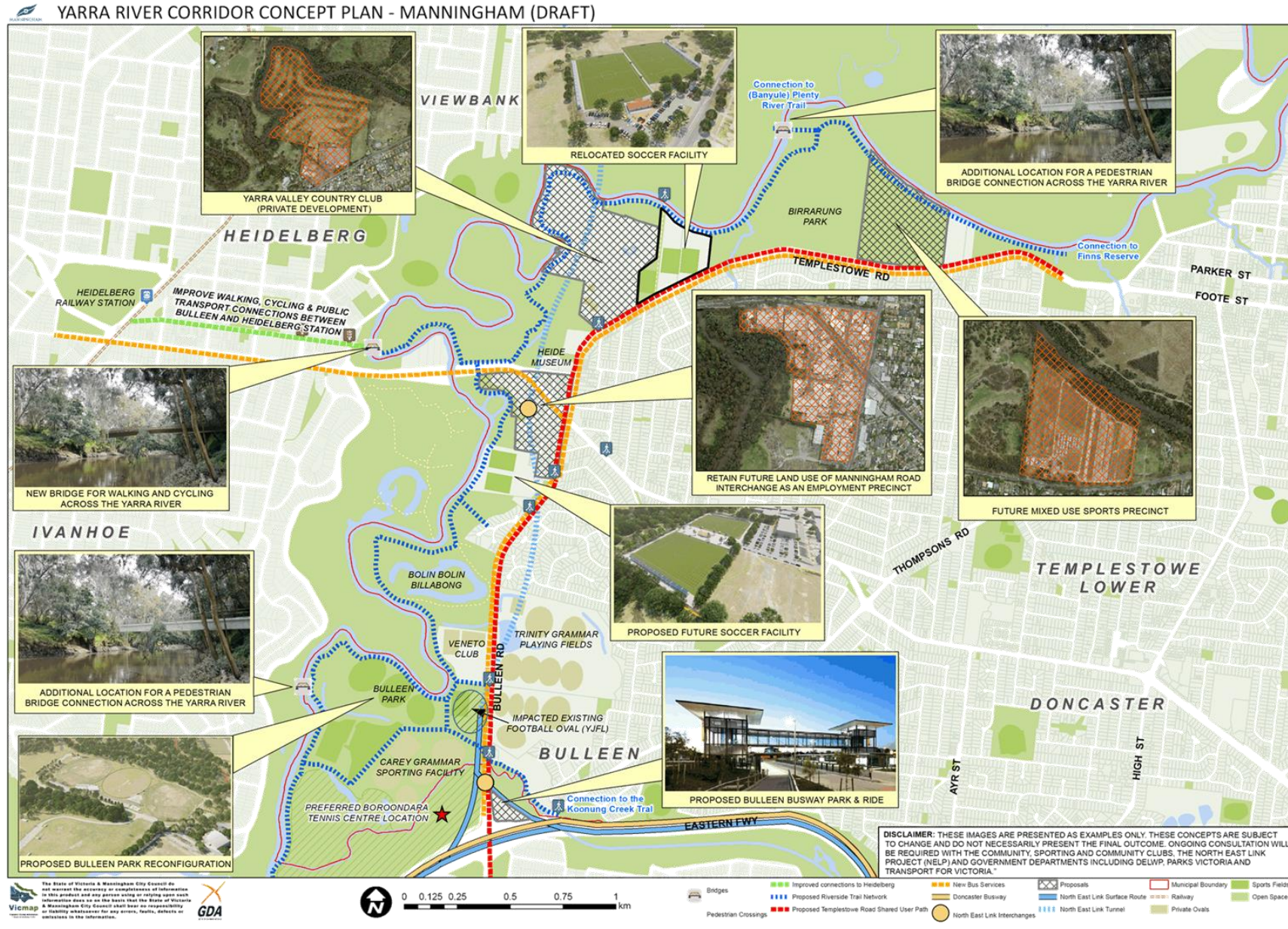
- 4.1 The Concept Plan will support Council's major initiatives for a 'Healthy Community' and 'Liveable Places and Spaces'.
- 4.2 It also identifies opportunities to locate future recreational facilities to meet growing demand, as identified by the review of the Manningham Active for Life Recreation Strategy (2010)

5. IMPLEMENTATION

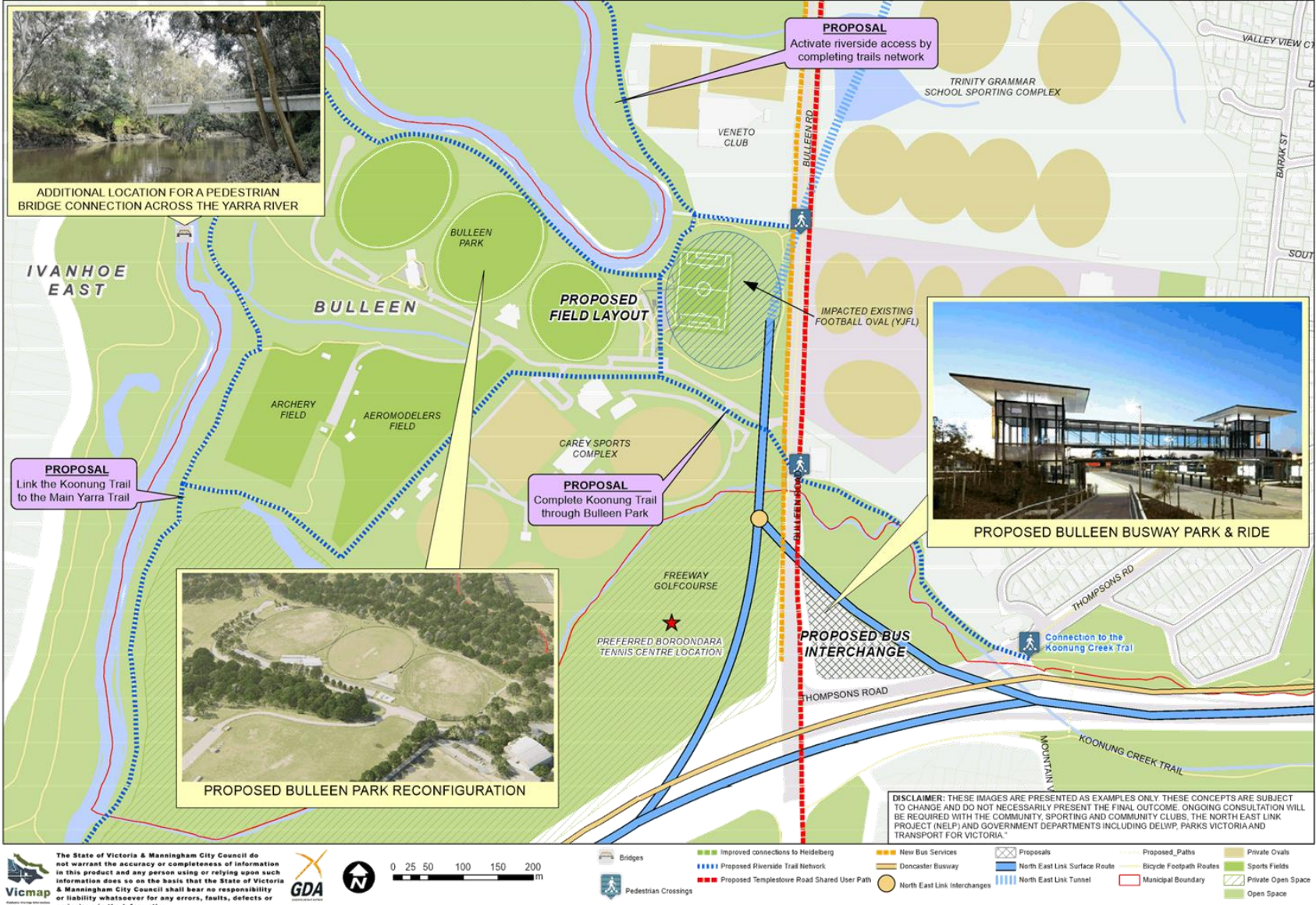
- 5.1 It is proposed to utilise the Concept Plan for advocacy purposes to various stakeholders including NELP, DELWP, Transport for Victoria and other State Government departments.
- 5.2 It is proposed to make the Concept Plan available for public information on council's website for the benefit of the wider community.

6. DECLARATIONS OF CONFLICT OF INTEREST

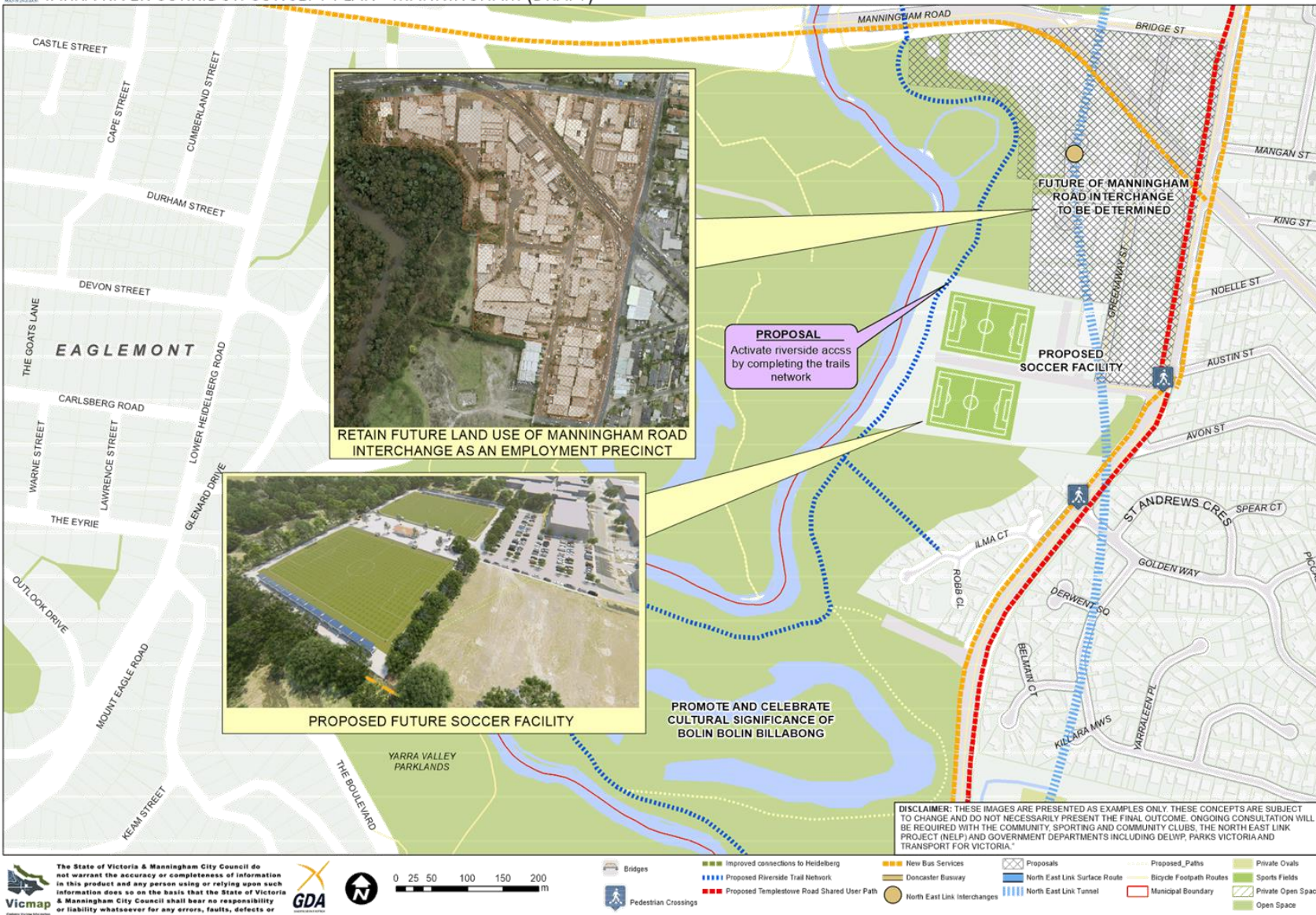
No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.



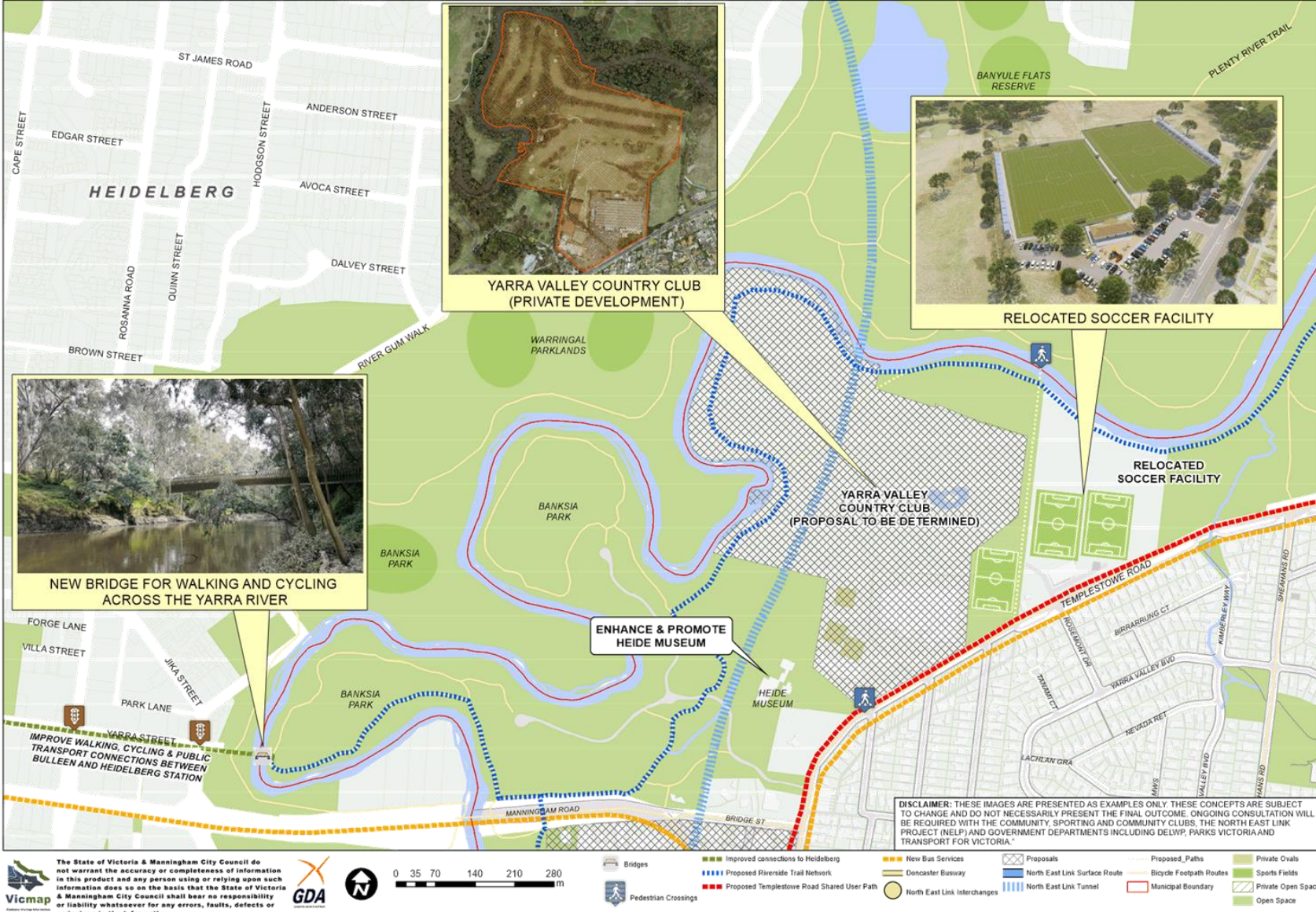
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