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Request to be heard?: Yes

**Full Name:** Matthew Templin

**Organisation:** North East Link Project

**Affected property:**

**Attachment 1:**

**Attachment 2:**

**Attachment 3:**

**Comments:** The North East Link Project's submission is contained in the attached letter.



Our Ref: COR/1911455

7 June 2019

Mr Joseph Morrow  
Planning Panels Victoria  
Planning.panels@delwp.vic.gov.au

Dear Mr Morrow

## **NORTH EAST LINK PROJECT**

### **RE: YARRA RIVER - BULLEEN PRECINCT ADVISORY COMMITTEE**

The North East Link Project (**NELP**) is an office within the Major Transport Infrastructure Authority, 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.

#### **North East Link Project**

The Project is a proposed new freeway-standard road connection that would complete the missing link in Melbourne's metropolitan ring road, and is a project of State significance.

The Project includes the following elements, subject to ongoing design development:

- a) **M80 Ring Road to the northern portal** - from the M80 Ring Road at Plenty Road, and the Greensborough Bypass at Plenty River Drive, North East Link would extend to the northern portal near Blamey Road utilising a mixture of above, below and at surface road sections. This would include new road interchanges at the M80 Ring Road and Grimshaw Street.
- b) **Northern portal to southern portal** - from the northern portal the road would transition into twin tunnels that would connect to Lower Plenty Road via a new interchange, before travelling under residential areas, Banyule Flats and the Yarra River to a new interchange at Manningham Road. The tunnels would then continue to the southern portal located south of the Veneto Club.
- c) **Eastern Freeway** - from around Hoddle Street in the west through to Springvale Road in the east, modifications to the Eastern Freeway would include widening to accommodate future traffic volumes and new dedicated bus lanes for the Doncaster Busway. There would also be a new interchange at Bulleen Road to connect North East Link to the Eastern Freeway.

The Project is the subject of an Environment Effects Statement (EES) under the *Environment Effects Act 1978 (EE Act)* and is currently being assessed by an Inquiry and Advisory Committee (IAC) appointed by the Minister for Planning under section 9(1) of the EE Act and section 151 of the *Planning and Environment Act 1987 (P&E Act)*. The public exhibition period for the EES will conclude today (7 June 2019).

The IAC will conduct formal hearings into the EES from 25 July 2019 for approximately 6 weeks. Following the close of hearings, the IAC will prepare a report of its recommendations on the Project that will be provided to the Minister for Planning. The Minister for Planning will then assess the environmental effects of the Project, before deciding whether to provide planning approval for the Project, via a planning scheme amendment, under the P&E Act.

The Project is also being separately assessed by way of a public environment report under the *Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC approval)*. The public environment report was on public exhibition from 16 April 2019 until 30 May 2019 and will be assessed independently of the EES, works approval and planning scheme amendment by the Commonwealth Department of the Environment and Energy.

Subject to the outcomes of the EES and EPBC approval processes and all requisite approvals being obtained, it is anticipated that construction of the Project will commence in 2020.

### **Yarra River - Bulleen Precinct**

Under the reference project assessed through the EES, the Project will have a direct impact on parts of the Yarra River - Bulleen Precinct, and on the former Bulleen Drive-in site that is the subject of exhibited Planning Scheme Amendment C128 to the Manningham Planning Scheme.

The reference project includes a new interchange at Manningham Road, which will fundamentally change the land use in this area, and directly impact the Bulleen Industrial Precinct. The former Bulleen Drive-in site will also be permanently acquired for the Project.

In addition, the EES has identified properties along Templestowe Road that may be used to offset the impacts of the Project on sport and recreation facilities at Bulleen Park.

The final design will be determined during the detailed design of the Project.

### **The Framework Plan**

The Project's alignment is shown in the exhibited draft Yarra River - Bulleen Precinct Land Use Framework Plan (**draft Framework Plan**) under consideration by the Advisory Committee (see Maps 5A and 5B of the draft Framework Plan).

The draft Framework Plan acknowledges the requirements of the Project in the Yarra River - Bulleen Precinct, including recognising the Project's likely impacts on the Bulleen Industrial Precinct and the former Bulleen Drive-in site. The draft Framework Plan also identifies properties along Templestowe Road for potential use in future as active recreation.

Given the significance of the Project and the importance of this precinct to the Project's construction and development, NELP considers that any Framework Plan or recommendations made by the Advisory Committee should:

- a) have regard to, and reflect, the requirements of the Project; and
- b) reflect the outcome of the Minister's Assessment of the environmental effects of the Project.

NELP seeks to be heard at any hearing conducted by the Advisory Committee.

It is understood that the decision has been made to delay the hearing to be conducted by the Advisory Committee. NELP suggests that any hearing conducted be deferred until the outcome of the Minister's Assessment of the environmental effects of the North East Link Project is known to provide certainty for all affected stakeholders.

NELP requests an opportunity to provide further submissions to the Advisory Committee following the North East Link Project's EES process and the provision of the Minister's Assessment of the environmental effects of the Project.

Should you have any queries, please contact Katie Watt – Director Land, Planning and Environment at

Yours sincerely

  
**Duncan Elliott**  
Chief Executive Officer