NELP TECHNICAL NOTE

TECHNICAL NOTE NUMBER: 39
DATE: 30 July 2019
LOCATION: Templestowe Road, Bulleen and Colleen Street Reserve, Yallambie
EES/MAP BOOK REFERENCE: Map Book sheets 14, 15, 18, 19, 20
SUBJECT: Proposed changes to the Project boundary
NOTE: The purpose of this Technical Note is to identify and explain modifications to the project boundary that are proposed by NELP at Templestowe Road, Bulleen and at Colleen Street Reserve, Yallambie.
REQUEST: N/A
RESPONSE:

1. Templestowe Road, Bulleen

Extension along road reserve

The EES assessed that a section of Templestowe Road would need to be modified north of the intersection with Bridge Street (Maps 18, 19 and 20 of the EES map book). It is proposed to widen a section of Templestowe Road to two lanes in each direction for approximately 240 metres to the north of the intersection of Templestowe Road and Bridge Street in Bulleen. Further assessment has identified that, to facilitate minor associated road works to Templestowe Road, including line marking and works to taper the road as it transitions from two lanes in each direction to one lane in each direction, it is necessary to extend the project boundary further to the north on Templestowe Road. The area of Templestowe Road proposed to be included is shown in Attachment A and falls entirely within the existing road reserve.

Left turn 'slip-lane' to the Early Learning Centre

To facilitate the reinstatement of a left turn 'slip-lane' to the Creative Play Early Learning Centre (Childcare Centre) situated at 1 Templestowe Road, Bulleen, together with associated road works including a footpath and space for a retaining wall, it is necessary to extend the project boundary in accordance with the blue line shown in Attachment B.

This would require approximately 302 m² of the land at 1 Templestowe Road to be acquired. The whole of this land is already subject to Public Acquisition Overlay - Schedule 4 for road purposes (refer to Attachment C). Consultation has been undertaken with the operator of the Childcare Centre and the required land is presently used only for the purposes of landscaping and informal car parking. There is unlikely to be a long term impact on the operation of the Childcare Centre.

Further investigations undertaken since the EES was prepared have
found that, unless this land is acquired, car parking for businesses on
the eastern side of Templestowe Road would need to be
reconfigured and some indented car parking would be likely to be
lost.

2. Watsonia Pressure Reducing Station relocation in Yallambie

The Watsonia Pressure Reducing Station (PRS) is a joint Melbourne
Water and Yarra Valley Water asset which is a part of Melbourne
Water's Silvan – Preston Transfer Main (M197). The PRS is used to
reduce the pressure of the water within the transfer main from
upstream (east) to downstream (west). The existing location of the
PRS is shown in Attachment D and on Sheet 15 of the Map Book.

The PRS is required to be relocated to facilitate development of the
Reference Design assessed in the EES.

Sheet 14 of the Map Book identified the pipe reserve immediately to
the south of the Colleen Street Reserve (within the pipe track for the
Silvan-Preston Transfer Main) as the preferred relocation option.
However, Melbourne Water has advised that this option does not
meet Melbourne Water criteria, mainly due to impacts associated
with future upgrade works.

Eight possible relocation options were investigated and the Coleen
Street Reserve, Yallambie, immediately adjacent to the pipe track
was identified in consultation with Melbourne Water as the preferred
relocation option, as shown in Attachment D.

The area required would mean an increase in the project boundary of
approximately 630 m². The reserve is owned by Banyule City Council
and has a total area of approximately 3,770 m².

CORRESPONDENCE: N/A

ATTACHMENTS:

Attachment A - proposed change to project boundary at
Templestowe Road, Bulleen

Attachment B - proposed change to project boundary at
1 Templestowe Road, Bulleen

Attachment C - existing PAO4

Attachment D - proposed change to project boundary at Colleen
Street Reserve
Attachment A - proposed change to project boundary at Templestowe Road, Bulleen
Attachment B - proposed change to project boundary at 1 Templestowe Road, Bulleen
Attachment C - existing PAO4
Attachment D - proposed change to project boundary at Colleen Street Reserve