Further Submissions on behalf of Manningham Council

North East Link Project
Bulleen Industrial Precinct

• Critical impact for Manningham
• 770 direct job losses – larger than Ford closure
• Up to 1,200 indirect job losses
• Plainly unacceptable in the absence of mitigation
Bulleen Industrial Precinct

- Impact assessment appears rushed / incomplete
- No refinement of area required for acquisition – creating uncertainty for businesses and workers
- MacroPlan only engaged to find relocation sites two days before the EES placed on exhibition
- Post-construction impacts / availability of land largely unknown due to lack of certainty over design
• EPRs do not require the Project to achieve any particular outcomes before Project can proceed
  • Obligation to prepare plans imposed on ‘the State’

• EPRs prioritise Project timelines over effective mitigation:
  • NELP witnesses say only a limited ‘window of opportunity’ for relocation between approval of Project and acquisition of land at BIP.
  • Significant work to be done to make Websters Road suitable for relocation (strategic planning, potential rezoning, development, etc.)
  • Businesses also need enough time to prepare (e.g. concrete batching plant – 12 – 18 months post-relocation)
  • Creates a risk that businesses will not be able to relocate only because Project wishes to proceed before Websters Road is ready.

• No commitment to providing facilities necessary for relocating businesses to continue to operate
• Adjournment would facilitate superior outcomes by:

• Allowing the design of the Manningham Road Interchange and associated construction compound to be reviewed as recommended by Mr Axford with a view to avoiding impacts where possible (e.g. on BAAG) and maximising available land post-construction

• Where acquisition cannot be avoided, allowing additional time for:
  • The necessary steps to make Websters Road a suitable relocation site for businesses before acquisition occurred
  • Affected businesses to plan their relocation, including by identifying suitable relocation sites, before acquisition occurred