Bulleen Industrial Zone Group Inc

Presentation to the North East Link Independent Advisory Committee
Friday 6 September 2019
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**About the BIZ Group**

67 businesses and landowners in the Bulleen Industrial Precinct
Overview

- Aim today: respond to recent discussions to highlight key points of our submission
- The number & diversity of the businesses at the Bulleen Industrial Precinct mean that a “single solution” strategy will not work. Needs to be:
  - design + relocation(s) + fair assistance/compensation
- Concur with Manningham City Council expert witness, Brian Haratsis: “there is no program to investigate the effects on the workforce” and the workforce “should be stakeholders” in this project
- Workforce should be primary in our considerations
Some corrections

“Maximum” business closures (NELP expert presentation Monday 12 August 2019):
- 10 businesses maximum to close on individual preference
- Misunderstands context and feedback from businesses
- Neglects the medium term outcomes: issue is failure not closure

Misrepresentation of our submission (NELP expert report section 7.3.9):
- “Business risks BU03, BU05, BU07 rated as low” - not correct
- Issue was raised with impact severity (low) under-estimating risk rating
Why the Bulleen Industrial Precinct matters

- 110 mostly small-medium, family-owned businesses:
  - Limited capital and capacity to absorb losses
  - High financial and emotional investment
- Location is a strategic advantage for these businesses
- 1,000-strong workforce:
  - Vulnerable workers - older, male, blue-collar and settled
Response to proposed solution

- Solution has focussed on re-location (Websters Rd, Chifley Dve) ... a good start after initial delays
- 6 problems with this “single solution” proposal

1. Assumption that jobs impact begins and ends with businesses closing upon acquisition.

   Even with re-location, job losses will be substantial in short-medium term:

   - Forced downsizings
   - Business failures
   - Employees being unable to sustain travel
   - Supply-chain and consumption effects
Response to proposed solution

2. Relocation sites will work for some, but not all - we are not all industrial

3. Relocation capacity has been over-stated - many businesses would seek more than 500 sqm

4. Relocation sites are still “speculative” - Websters Rd requires re-zoning and Chifley Dve is privately-held. Certainty and time matter as impacts are beginning now

5. How would purchase process work to ensure fair outcomes for Bulleen Industrial Precinct businesses (vs bidding wars)?
Response to proposed solution

6. Still no plan for workforce if:
   i) relocations at scale cannot be achieved;
   ii) businesses downsize or fail post relocation; or
   iii) businesses relocated to an area that makes travel unsustainable
Solutions reflecting impacts

- We need solutions that better reflects the severity of impacts on the *people* involved

- A suite of urgent solutions:
  - Interchange re-design - based on revisiting a) highly conservative assumptions about how much land is required and b) assumptions about community expectations
  - Accelerate and broaden the vision on the *creation* of relocation sites, as a minimum “calling in” Websters Rd rezoning under State Significant Project provisions
  - Commitment to return land to current owners or industrial use post construction
A suite of solutions:

- Active re-employment measures and strong support for the Bulleen Industrial Precinct workforce
- Fair compensation for businesses to reflect the short-medium term risks to sustainability arising from relocation
- *Like-for-like* principle in acquisition
Thank you

Questions?