Submission to North East Link Inquiry & Advisory Committee - Trinity Grammar School, Kew Marles Playing Fields

Tristan Davidson, Business Manager
History of Marles Playing Fields
Marles Playing Fields today
Marles Playing Fields today (cont.)
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External party usage of Marles Playing Fields
North East Link occupation
Impacted area
Loss of Bulleen Road external access
Loss of internal access
Loss of 33ML dam, infrastructure and extensive number of trees
Loss of tennis courts and infrastructure
Loss of archery range and infrastructure
NEL liaison

• The School has been in contact with NEL since 2017

• The School has met regularly with NEL over the past 12 months
Co-operation with NEL

- Exploratory works access / site investigations
- Early works access
Concern of submissions

The School is concerned to:

1. Manage the use of its land holdings and sports facilities effectively during construction of the NELP
2. Reconstruct and operate its holdings and facilities following the conclusion of the construction of the NELP
Submissions - EPRs

Submission points covered by EPRs:

• Water
• Fencing
• Ground movement & drainage impact
• Ventilation structure
• Noise – construction and vehicular
• Electricity
• Stormwater/drainage/sewerage infrastructure
Submissions – Licence / Land use agreement

Submission points covered by licence/land use agreement:

- Loss of hire income
- Rental/compensation for occupancy of property
- Remediation of north-west land and infrastructure
- Remediation of south-west land and infrastructure
- No impact on Daley Oval
- Wetlands remediation and soil testing
NEL agreement

- Fortnightly Project Co-ordination Group (PCG) meetings
- Finalisation of Memorandum of Understanding – Key Commercial Principles
Property – access (current)

- Access to playing fields currently at north-west corner
Access to property

• Entrance to property will be lost for 4-5 years.
• NEL have agreed that the rear fire/flood emergency exit via Barak Street is not a viable point of access to the playing fields during construction.
Property access (during occupation)

- Access to playing fields to be created at south-west corner

- NEL have agreed that this access will be provided.
Location of new external access point
Property – internal access (current)

- Access currently proceeds from north-west corner
Property - internal access (during occupation)

- Access to proceed from south-west corner
- Access road to be constructed along south boundary
- NEL have agreed that this access and infrastructure will be provided.
Location of new internal access road
Maintenance facility

- Will be lost with construction of new internal access road

- NEL have agreed that replacement maintenance facility and infrastructure will be provided
Upgrade of internal access road

- New internal access road will join with existing internal access road
- That part of existing internal access road is not capable of handling buses and trucks
- NEL have agreed that the existing internal access road will be upgraded
Tennis courts

- Permanently lost
- Carparking, infrastructure also lost
- Accommodation of Boroondara Tennis Centre
- NEL have agreed that replacement courts and infrastructure will be provided
Cricket nets

- Will be lost with new tennis courts’ relocation
- Infrastructure also lost
- NEL have agreed that replacement cricket nets and infrastructure will be provided
Archery range

- Permanently lost
- Carparking, infrastructure also lost
- NEL have agreed that replacement archery range and infrastructure will be provided
Hughes Field increased usage

- Use of two fields will be lost during construction
- Accommodation of Marcellin OC CC
- Open to other interested party use
- NEL have agreed that the resulting increased usage will result in the provision of supporting club rooms / changerooms / amenities buildings
Parking

• Will be lost at tennis courts, archery range and at existing internal access road

• NEL have agreed that replacement parking solutions will be provided
School’s Bulleen Masterplan

- Prepared in 2015 by Peter Elliott Architecture & Urban Design

- NEL have agreed that reference to the School’s existing Bulleen Masterplan will be maintained at all times in the replacement of assets, facilities and amenities
Audit of assets, facilities & amenities

• NEL have agreed that a comprehensive audit of affected Playing Field assets will be undertaken prior to occupation.
• Within the MOU/Key Commercial Principles document NEL have included dates by which certain milestone events need to be reached

• The School impresses on NEL that 15-18 months is required for replacement and compensatory facilities to be appropriately designed, planned and constructed
Two additional submission points

• Pavilion carpark will need to be realigned
• New external access point will require traffic management solution
• NEL have agreed to the first additional point, while the second will be covered as an EPR