

# **Mordialloc Bypass Project**

## **Report of Mordialloc Bypass Environmental Effects Statement Regional Economy Existing Conditions and Impact Report**

### **1 Introduction**

My firm Ethos Urban (previously Essential Economics) prepared the impact assessment document titled Mordialloc Bypass Environmental Effects Statement Regional Economy Existing Conditions and Impact Report ('the Report') which is included as Appendix N to the Environment Effects Statement (EES) for the Mordialloc Bypass Project (Project).

The role that I had in preparing the Report was as Project Director. Jack O'Connor (Senior Consultant, Ethos Urban) assisted me with preparation of the Report.

In my opinion the issues identified in the Report with regard to the Project reference design, which are likely to impact only a very small number of businesses (mainly located in the Woodlands Industrial Estate), can be adequately mitigated through the appropriate Environmental Performance Requirements (EPRs).

I adopt the Report, in combination with this document, as my written expert evidence for the purposes of the Mordialloc Bypass Project Inquiry and Advisory Committee's consideration and reporting in respect of the Project.

### **2 Qualifications and experience**

Appendix A contains a statement setting out my qualifications and experience, and the other matters in accordance with Planning Panels Victoria's 'Guide to Expert Evidence'.

A copy of my curriculum vitae is provided in Appendix B.

### **3 Further work since preparation of the Report**

Since the Report was finalised, WSP have undertaken further work on the road design in relation to an alternative Lower Dandenong Road / Mordialloc Bypass Freeway Interchange Arrangement.

Compared to the Project reference design, the proposed alternative Lower Dandenong Road / Mordialloc Bypass Freeway Interchange Arrangement would reduce potential impacts identified in the Regional Economy Existing Conditions and Impact Report relating to the Woodlands Industrial Estate. In my opinion this alternative design would provide a superior outcome due to the following factors:

The alternative network and intersection arrangement would:

- Avoid the need to truncate Woodlands Drive.
- Minimise the impacts to properties within the vicinity of Tarnard Drive.
- Avoid the need to modify the existing configuration of Redwood Drive / Lower Dandenong Road intersection.
- Avoid the need to modify the existing configuration of the Bell Grove / Lower Dandenong Road intersection.

## **4 Written Submissions**

### **4.1 Submissions Received**

I have read the public submissions in respect of the EES and draft Planning Scheme Amendment for the Project and identified those that are relevant to the Report and my area of expertise. These include the following submissions:

Submissions 13, 37, 38, 40, 52, 63, 65, 73 and 79.

### **4.2 Summary of Issues Raised**

The submissions have raised the following issues relevant to my area of expertise:

- a) Retention of access to business premises
- b) Reduction in vehicle parking
- c) Increased traffic congestion
- d) Business operational impacts

### **4.3 Response to Issues Raised**

Set out below are my comments and response to the issues raised by the written submissions relevant to my area of expertise.

All issues outlined in section 4.2 can be adequately managed through the development and implementation of a Business Disruption Plan (EPR E1) in conjunction with an approved Community and Stakeholder Management Plan (ERP S1).

However, in my opinion, the alternative design provides a more comprehensive response to the issues raised.

## **Declaration**

I have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld from the Inquiry and Advisory Committee.

A handwritten signature in black ink, appearing to read 'J. W. ...', is written over a faint dotted line.

**Signed**

**Date: 8<sup>th</sup> February 2019**

## Appendix A Matters Raised by PPV's Guide to Expert Evidence

- (a) The name and address of the expert

John Patrick Paul Noronha  
Level 8  
30 Collins Street  
Melbourne  
Victoria 3000

- (b) The expert's qualifications and experience

I practice as a Director and Senior Economist at Ethos Urban (formally known as Essential Economics). I hold the degrees of Master of Economics from the University of London and Bachelor of Economics and Politics (Honours) from the University of Plymouth.

- (c) A statement identifying the expert's area of expertise to make the report

My area of professional expertise is urban economics, with a focus on the economic impacts of infrastructure projects, including major road projects. I also have experience in representing government and private sector clients as an Expert Witness at Panels and VCAT. A copy of my CV is attached which provides relevant project examples.

- (d) A statement identifying any other significant contributors to the report and where necessary outlining their expertise

Jack O'Connor, Senior Consultant, Ethos Urban (formerly known as Essential Economics) assisted me with preparation of the Report. Mr O'Connor's contributions included GIS mapping, socio-economic analysis, stakeholder consultation, and drafting of report documents.

- (e) All instructions that define the scope of the report (original and supplementary and whether in writing or oral)

I have been instructed in this matter by Clayton Utz, lawyers acting on behalf of Major Roads Projects Authority, the proponent for the proposed Mordialloc Bypass (Freeway) Project (the 'project').

1. Review the Technical Report and the EES to the extent relevant to your area of expertise.
2. Review the public submissions referred to you to the extent relevant to your area of expertise.
3. Prepare an expert witness statement that:
  - (a) addresses the Technical Report and any work you have carried out since the Technical Report was prepared;
  - (b) responds to the public submissions relevant to your area of expertise; and
  - (c) addresses any other matter that you consider relevant to your area of expertise
4. Prepare a short (no more than 30 minutes) PowerPoint presentation for presenting at the hearing (if required)
5. Attend the hearing to give evidence in relation to your report (if required)

- (f) The identity of the person who carried out any tests or experiments upon which the expert has relied on and the qualifications of that person

Not applicable

- (g) A statement setting out any questions falling outside the expert's expertise

Not applicable

- (h) A statement setting out any key assumptions made in preparing the report

Not applicable

- (i) A statement indicating whether the report is incomplete or inaccurate in any respect

I have made all the inquiries that I believe are desirable and appropriate, and no matters of significance that I regard as relevant have to my knowledge been withheld. In this regard I consider the Report to be complete and accurate.

**Appendix B CV**

# CURRICULUM VITAE

## **John Noronha**

MSc (Economics), BSc

### **Director**

[jnoronha@ethosurban.com](mailto:jnoronha@ethosurban.com)



### *Introduction*

John is a Director at Ethos Urban (formerly Essential Economics) with wide-ranging experience in public and private sector work in both the UK and Australia. John's particular expertise is in economic development, cost-benefit analysis, and assessment of the local, regional and wider economic impacts associated with major urban and regional developments.

### *Disciplines, Skills, Qualifications*

John has a Masters degree in Economics, and has nearly twenty years' experience in undertaking economic research for a wide range of clients.

At Ethos Urban, John's role is primarily in preparing economic development strategies, demand forecasting across a range of sectors, preparing economic profiles, and assessing economic impacts associated with road, tourism, commercial, residential, industrial land and renewable energy projects.

John has particularly strong expertise in cost benefit analysis, economic impact assessments and business case development, considerable experience in community and stakeholder consultation, excellent report writing and presentation skills (including public speaking).

John also represents clients as expert witness at tribunals and panels.

### *Academic Qualifications*

Master of Science (Economics), University of London, England, 1991

Bachelor of Science (Hons) Economics / Politics, University of Devon, England, 1988

### *Present position*

Director, Ethos Urban, December 2018 to present.

### *Past positions*

Director, Essential Economics, April 2012 – December 2018  
Associate, Essential Economics, April 2011 – March 2012  
Senior Economist, Essential Economics, July 2004 – March 2011  
Senior Research Economist, Productivity Commission, 2002-04  
Senior Economist, MacroPlan Australia Pty Ltd, 1997-2002  
Tutor (Economics), David Game College, London, UK, 1995-97  
Research Analyst, LCAAF, London, UK, 1994-95  
Data Analyst, Department of Transport, London, UK, 1993  
Research Assistant, London Transport Advertising, UK, 1992

### **Panels/Tribunals and Advisory Committee Hearings**

- Glenrowan Solar Farm Development – Expert Witness at VCAT Hearing, for ESCO Pacific
- Shepparton Solar Farms Panel – Expert Witness at Panel Hearing, for CleanGen
- John Fawkner Hospital Redevelopment – Expert Witness at Panel Hearing, for Healthscope
- Chiltern Quarry – Expert Witness at VCAT Hearing, for Holcim Ltd
- Macedon Ranges Planning Scheme: Amendment C67 – Expert Witness at Panel Hearing, for Ferrier Road Residents Group
- Victorian Desalination Project Inquiry – Expert Witness at Panel Hearing, for Department of Sustainability and Environment
- Altona Freight Node VCAT – Expert Witness at VCAT Hearing, for PS Marine Pty Ltd and Salta Properties

### **EES and Similar Projects**

- Mordialloc Bypass EES – Economic Impact Assessment, for Major Road Projects Authority
- Beaufort Bypass EES – Economic Impact Assessment, for VicRoads
- Dromana Quarry EES – Economic Impact Assessment, for Hillview Quarries
- Echuca-Moama Bridge Project EES – Economic Impact Assessment, for VicRoads
- Victorian Desalination Plant EES – Existing Conditions and Economic Impact Assessment, for Department of Sustainability and Environment
- Gunnedah Second Road Over Bridge Project Review of Environmental Factors (REF) – Assessment of Business Impacts, for NSW Roads and Maritime Services
- Queenscliff Harbour Development EES – Economic and Financial Impact Assessment, for Parks Victoria/Queenscliff Harbour Pty Ltd
- Port Phillip Channel Deepening Project EES – Economic Peer Review, for Port of Melbourne

### **Other Road Projects**

- Kilmore Bypass – Economic Assessment of Alignment Options, for Regional Roads Victoria
- Geelong Ring Road to Boundary Road Link – Economic Impact Assessment, for VicRoads
- Parkes Way Realignment Options – Benefit Cost Analysis, for ACT Government
- Gippsland Roads Investment Program – Cost Benefit Analysis, for Gippsland Regional Roads Group
- Midland Highway Duplication – Bannockburn to Geelong Business Case, for VicRoads
- Goulburn Valley Highway Bypass (Shepparton) Project – Cost Benefit Analysis and Economic Impact Assessment, for Greater Shepparton Council
- Labertouche North Road Upgrade – Economic Impact and Cost Benefit Study, for Baw Baw Shire Council
- Dairy Local Roads Project – Economic Evaluation, for Regional Development Victoria
- Swan Hill Bridge Planning Study – Economic Assessment of Alignment Options, for VicRoads