Impacts on businesses

Guidance for the evaluation of impacts on businesses...

To manage effects of the project on land use and the social fabric of the community with regard to wellbeing, community cohesion, business functionality and access to goods, services and facilities.

This is the guiding principle when looking at how the project interacts with the community and the businesses...
What are the businesses along the alignment?

- Watsonia Village
- Greensborough Road
- Homebased

- Wider area
  - Activity Centres
  - Homebased
What are the businesses along the alignment? NP to SP

- Bulleen Industrial Precinct
- Educational, sporting & hospitality businesses
- Homebased
- Wider area
  - Activity centres
  - Homebased

Bulleen Industrial Precinct
Bulleen businesses are a mix of auto services, construction, retail, showrooms, office...

What are the businesses along the alignment? **Eastern Freeway**

- Sport & recreation near interchange with Bulleen
- Businesses backing to Freeway (no access)
- Homebased
- Wider area
  - Activity centres
  - Homebased
Key issues to investigate...

- Changed **accessibility** for residents, including to **jobs** and community goods and services or facilities due to construction or operation of the project
- Acquisition of private property and temporary disruption or **displacement** of existing land use activities and infrastructure for project purposes
- Potential effects on **functionality** of individual businesses and commercial precincts (eg resulting from changed access arrangements)
- Effects on businesses including access, freight transport and **logistics** supply chain
Investigated using a risk-based approach to identify potential impacts to businesses

Process
- Initial desktop identification of risks
- Interviews
- Field work
- EPRs
- Risks with application of EPRs

Project Phase
- Construction
  - Preconstruction
  - Construction
- Operation

Uncertainty
- Bulleen business displacement
- All business displacement – job & services availability
- Increased travel time – disruption to access affecting retail

FOCUS ON THE RISKS THAT ARE MOST IMPORTANT TO THE BUSINESSES
Industrial land availability within 10 km of Bulleen

- Generally
  - EY study
- Whitehorse industrial precinct review
- Manningham employment lands study
  - Identification of replacement land

Collocation for businesses that prefer a cluster..

- Automotive services
- Options to accommodate the cluster
  - Websters Road, Manningham
  - Preston Industrial Area
EPRs concerning displacement

- BU01 – business support – *this has been expanded compared to the exhibited EES*
- BU02 – minimise disruption from land acquisition
- BU06 – business liaison groups

Some businesses will close rather than relocate

- Aware of three businesses, but possibly more
- BU01 now includes formalised support to unemployed as a result of business closure
Industrial job opportunities

- Ideally businesses will retain their workforce, but some local jobs may be lost
- Industrial job opportunity within 10km of Bulleen
  - Similar businesses in Manningham
  - Preston/Heidelberg
  - Whitehorse
  - Thomastown
  - Eltham, Fairfield, ...

Local service availability

- Businesses remaining within the 5 – 10km area supported to retain customers
- Otherwise other local businesses provide
  - Automotive services
  - Construction services
  - Storage
  - Fitness
  - Dry cleaners
Other business displacement

- Greensborough Road businesses
- Two businesses on the perimeter of the reference design footprint
- Tennis centre, swim centre & partial acquisition of golf course

Watsonia Village
Construction activity brings changed traffic conditions, noise, dust, and potential lack of parking.
EPRs to minimise business disruption

- BU03 – minimise/remedy damage on third party property
- BU04 – minimise access and amenity impacts on businesses
- BU05 – minimise impacts on utility assets
- BU06 – business liaison groups

also noise, traffic, amenity and social EPRs

In conclusion, the impacts on businesses are...

- Highly localised at Bulleen (acquisition) and Watsonia (disruption).
- Efforts to mitigate impacts have commenced.
- Compensation for land acquisition and for business relocation is payable under LAC Act.
- NELP continues to be highly involved in the management and mitigation of impacts on businesses, not only because acquisition impacts occur before construction can commence, but mitigation of disruption impacts need to be planned well ahead to be most effective.