

18 November 2014

Notice of Motion, Cr Leppert: East West Link Development Plans**Motion**

That the Future Melbourne Committee requests the CEO to write to the Minister for Planning as soon as possible to request the release, prior to the upcoming state general election, of the Development Plans and Property Impact Reports referred to in the Minister's East West Link project planning approval.

Background

The planning approval for the East West Link project issued by the Planning Minister was given subject to 8 separate conditions which included the preparation of Development Plans and Property Impact Reports to the satisfaction of the Minister. Development Plans and Property Impact Reports have been prepared by the Linking Melbourne Authority (LMA) and endorsed by the Minister.

Whilst the planning approval is required to be publicly disclosed, the subsequent documents required to be produced by a planning approval are not explicitly required to be publicly disclosed. As such, the Minister has decided not to publicly disclose the Development Plans and the Property Impact Report.

The consequence is that whilst the very high level planning approval is public, all of the detail of the planning approval – including basic information such as the location of flyovers and new connector roads – remains secret.

Matters not contained in the East West Link planning approval, but which presumably are contained in the approved Development Plans include:

- Where sound and privacy barriers will be installed and what form they will take;
- The height of the flyovers;
- The distance between the flyovers and private properties;
- Where and how the flyovers will be lit at night;
- What additional structures have been approved in Royal Park;
- What has been approved with regard to the "Education Centre";
- What has been approved with regard to the 24 hour operations and maintenance centre in Parkville;
- What has been approved in relation to the citypower substation compound next to the 18 Lennon Street; and
- The likely impacts on adjoining properties such as noise, light spill, overshadowing, overlooking, vehicle movements to and from the operations centre, crossovers and landscaping.

The Property Impact Reports would also include the following information:

- Which properties were considered;
- What the considerations were;
- Whether units were treated differently to houses; and
- The recommendations – which would enable the reader to understand which were implemented and which were rejected by the Minister.

As a matter of principle, the Development Plans and Property Impact Reports should be released, so that property owners in the vicinity of the East West Link (particularly in Parkville near the intersection of the East West Link and Citylink) know what has been approved, and so that Victorians can better understand what has emerged as a key election issue.

A decision by the Minister to release the Development Plans and Property Impact Report would not contradict the Guidelines on the Caretaker Conventions.

Moved: Cr Leppert