

**ITEM 8. PROPERTY ACQUISITIONS - EAST-WEST RELIEF ROUTE AND
GREEN SQUARE URBAN RENEWAL AREA**

FILE NO: S104977

SUMMARY

Over the last 20 years, the City has been acquiring land within the Green Square Urban Renewal Area for strategic future community facilities, recreational space and essential infrastructure, including roads and drainage. These lands and interests have been secured through varying approaches, including negotiated acquisition, as dedications through voluntary planning agreements and as section 94 land dedications.

One of the most notable essential infrastructure projects is the delivery of the central boulevard running east from the Town Centre public plaza and new library to the future Gunyama Park (Epsom Precinct) and the Eastern Transit Corridor running north from Gunyama Park through the Victoria Park residential area and the emerging Lachlan Precinct.

The City has partnered with Sydney Water in the delivery of land required for the massive trunk drainage augmentation from Epsom Road through to Alexandra Canal. One of the City's largest investments is the acquisition of land for the East-West Relief Route connecting Geddes Avenue within the Town Centre to Sydney Park and the inner west.

In June 2012, Council endorsed the City's acquisition strategy, including prioritisation and timing to meet the expected delivery timeframes. To date, the City has acquired approximately 50% of its requirement as outlined in the strategy.

This report provides a confidential update on a specific property matter within the East-West Relief Route (confidential Attachment B).

RECOMMENDATION

It is resolved that Council:

- (A) note the progress on acquisitions to date and risk management to ensure essential property interests are secured to meet the City's obligations; and
- (B) approve the recommendation contained within confidential Attachment B to the subject report.

ATTACHMENTS

Attachment A: Identification Plan – East West Relief Route and Trunk Drainage

Attachment B: Specific Property Acquisition, East West Relief Route (Confidential)

(As Attachment B is confidential, it will be circulated separately from the agenda paper and to Councillors and relevant senior staff only.)

BACKGROUND

1. The timely delivery of infrastructure is critical to the success of the Green Square Town Centre, and drainage and flood management has repeatedly been identified as a major risk for realising the Green Square Town Centre.
2. Over the last 20 years, the City has been securing land to deliver essential infrastructure and community facilities within the Green Square Urban Renewal Area by way of dedications, through Voluntary Planning Agreements and negotiated acquisitions.
3. To date, the City has acquired approximately 50,000 m² of land, including:
 - (a) parts of the former Waverley Depot lands to create essential infrastructure easements and a major new park, approximately 1.5 hectares;
 - (b) land for the eastern transit corridor and park with the Lachlan Precinct including 9- 21 Lachlan Street and 2-14 Amelia Street; and
 - (c) 25-41 Mandible Street, Alexandria as part of the wider flood management strategy.

East West Relief Route

4. Planning of transport management and accessibility for the Green Square Urban Renewal Area has recognised that, to support Green Square's population growth and transport requirements, the east-west connections are equally as important as north-south connections.
5. The City's preservation of an existing connection from Geddes Avenue in the town centre to the inner west and its expansion through land acquisition will deliver on the City's objectives.
6. This major future road, referred to as the East-West Relief Route (EWRR), extends from Geddes Avenue in the Green Square Town Centre, crossing Botany Road to meet O'Riordan Street, and continuing westward to join Bourke Road linking with Bowden Street.
7. The new road corridor will be able to provide an additional stormwater drainage relief route for underground pipes across Botany to Bourke Road, as well as overland flows passing through the Green Square Town Centre and onto Alexandra Canal in high intensity rainfall events.
8. Detailed designs are complete for the East West Relief Route (new road) and the major stormwater culvert (trunk drainage) and are now progressing to construction documentation.
9. A plan of the current trunk drainage alignment and the East West Relief Route are shown in Attachment A.
10. To implement the East-West Relief Route, Council previously endorsed an acquisition strategy and, since 2012, has resolved to acquire relevant property to deliver this infrastructure.

11. To date, the City has acquired all the property necessary to implement the road section between Botany Road and O’Riordan Street.
12. Between O’Riordan Street and Bourke Road, the City has acquired 20% of the property and interests required and continues to negotiate with owners to fulfil the land requirements required for implementation.
13. Negotiations continue on the lands between O’Riordan Street and Bourke Road.
14. Confidential Attachment B provides an update on negotiations concluded for a specific property within the East-West Relief Route.
15. Negotiations continue for the remaining property along the East-West Relief Route, between O’Riordan Street and Bourke Road and in the wider Green Square Urban Renewal Area. An update on these negotiations will be the subject of a future Council report.

Green Square Town Centre

16. Within the Green Square Town Centre (Town Centre), the land required for the new public plaza has been dedicated and, similarly, most of the future road lands are secured.
17. It is expected that, as the Town Centre takes shape, the land required for the boulevard emerging from the public plaza and extending eastward from Portman Avenue across Joynton Avenue and dividing Victoria Park and Epsom Park Precincts will eventuate as owners redevelop or sell within the developer market.
18. The City’s active management of infrastructure delivery to meet the residential population recognises that facilitated management of land acquisition in specific cases is necessary to meet the wider objectives.

BUDGET IMPLICATIONS

19. These acquisitions are budgeted in the City’s property acquisition and disposal program.
20. The future construction works are funded within the City’s 10 year capital works budget.

RELEVANT LEGISLATION

21. Local Government Act 1993 and Local Government (General) Regulation 2005.
22. Attachment B contains confidential commercial information of Council’s negotiation strategy and relevant landowners which, if disclosed, would:
 - (a) confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business; and
 - (b) confer a competitive advantage on a competitor of Council.
23. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest because it would compromise Council’s ability to negotiate fairly and commercially to achieve the best outcome for its rate payers.

CRITICAL DATES / TIME FRAMES

24. Timeframes are discussed in confidential Attachment B.
25. The anticipated completion of the East-West Relief route from Botany Road to O'Riordan Street is 2020 and from O'Riordan Street to Bourke Road is 2021.

OPTIONS

26. Options are discussed in the Confidential Attachment.

PUBLIC CONSULTATION

27. No public consultation is required.

AMIT CHANAN

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