

ITEM 6. EAST WEST RELIEF ROUTE - PROPERTY ACQUISITIONS UPDATE

FILE NO: S104978

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 streets, drainage and land for light rail. These lands and interests have been secured through varying approaches, including negotiated acquisitions, dedications through voluntary planning agreements and as section 94 land dedications.

Three of the largest essential infrastructure projects in Green Square are the delivery of:

- the Eastern Transit Corridor for future mass public transit, which includes the central boulevard running east from the Town Centre public plaza and new library to the future Gunyama Park in the Epsom Precinct, then running north through the completed Victoria Park Precinct, the emerging Lachlan Precinct and the completed Danks Street (east) Precinct;
- the 2.4 kilometre trunk drainage augmentation from Link Road in the Epsom Precinct through to Alexandra Canal. City has partnered with Sydney Water on this project; and
- the East-West Relief Route connecting the Town Centre from Botany Road at the intersection of new Geddes Avenue to Bowden Street, and onto the Ashmore Precinct, Sydney Park and the inner west.

In June 2012, the Council endorsed the City's acquisition strategy, including prioritisation and timing to meet the expected delivery timeframes and, 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 land acquisitions to date for the future East West Relief Route; and
- (B) adopt the recommendations 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 Acquisitions, 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 negotiated acquisitions, dedications, through Voluntary Planning Agreements and as section 94 land dedications.
3. To date, the City owns or has agreed terms and is proceeding to contract on approximately 54,000 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 within 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 and Trunk Drainage

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 Road 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) is now progressing to construction documentation.
9. The program going forward will involve a detailed design phase commencing in 2016, to allow construction to occur throughout 2018-2020 and formal opening of the road in 2021.
10. A plan of the current trunk drainage alignment and the East West Relief Route is shown in Attachment A.

Property Requirements

11. To implement the East-West Relief Route, the Council previously endorsed an acquisition strategy and, since 2012, has resolved to acquire relevant property to deliver this infrastructure.
12. To date, the City has acquired all the property necessary to implement the road section between Botany Road and O’Riordan Street.
13. Between O’Riordan Street and Bourke Road, the City has acquired or has contracted to acquire 34% of the land required and continues to negotiate with two land owners on the remaining 66% to fulfil the land requirements required for implementation,
14. Confidential Attachment B provides an update on negotiations on two specific properties within the East-West Relief Route.

KEY IMPLICATIONS

Strategic Alignment - Sustainable Sydney 2030 Vision

15. *Sustainable Sydney 2030* is a vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. This project is aligned with the following SS2030 strategic directions and objectives:
 - (a) Direction 3 - Integrated Transport for a Connected City - The EWRR is consistent with *Sustainable Sydney 2030* which aims to ensure opportunity and improve amenity as part of the future regional road management. Green Square must also be provided with improved access, with safe and accessible roads and public transport.

BUDGET IMPLICATIONS

16. There are provisions included in the City’s Long Term Financial Plan for property acquisition and disposal of the relevant sites, however not for the upper limit estimates as identified in confidential Attachment B.
17. The future construction works are funded within the City’s 10 year capital works budget

RELEVANT LEGISLATION

18. Local Government Act 1993 and Local Government (General) Regulation 2005; Land Acquisition (Just Terms Compensation) Act 1991.
19. 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.
20. 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

21. Acquisition timeframes are discussed in the Confidential Attachment.
22. 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

23. Options are discussed in the Confidential Attachment.

PUBLIC CONSULTATION

24. No public consultation is required for the property consultations. A Review of Environmental Factors for the road is intended to be exhibited in the near future to enable public comment prior to planning determination under Part V of the Environmental Planning and Assessment Act.

KIM WOODBURY

Chief Operating Officer