

9.3 Community Update - Southern Highlands Innovation Park, Moss Vale Bypass and Berrima Road Deviation Project

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PURPOSE

The purpose of this report is to provide Council and the broader community with a status update on the Southern Highlands Innovation Park (formerly known as the Enterprise Corridor), the Moss Vale Bypass and the Berrima Rd Deviation Project.

RECOMMENDATION

THAT Council note the information contained within this report including the current status of the Southern Highlands Innovation Park, Moss Vale Bypass and Berrima Rd Deviation Project.

REPORT

BACKGROUND

At the Ordinary Meeting of Council on 13 August 2008 Council adopted the *Moss Vale Enterprise Corridor Development Control Plan*. The Moss Vale Enterprise Corridor was to be developed as a sustainable employment area for the region emphasising “light and general industrial development” with the area expected “to accommodate business park commercial development and larger scale freight storage and distribution operations associated with existing rail infrastructure and a possible intermodal freight terminal.”

In 2013, Council adopted the *Section 94 Developer Contributions Plan for The Moss Vale Enterprise Corridor 2013 to 2050* which identified the major transport infrastructure needs to support the development of the Moss Vale Enterprise Zone. This includes the Moss Vale Bypass Stages 1, 2 and 3, and the Berrima Road Deviation (known in the Section 94 Plan as the Berrima Road Blue Circle Railway Overpass) as well as other key transport infrastructure needs.

Despite being identified as a local and regionally significant employment zone since 2008, the Enterprise Corridor has remained largely undeveloped. In 2020, Council adopted both the *Wingecarribee Local Strategic Planning Statement* and *Southern Highlands Destination Strategy*, which recognise and re-emphasises the importance of the Moss Vale Enterprise Corridor as a regionally significant employment precinct.

Further, the adopted strategies commit Council to working with State and Federal Government to secure funding for key enabling infrastructure to unlock the development potential of the regionally significant employment precinct.

In adopting the Destination Strategy, Council rebranded the Enterprise Corridor and the adjacent industrial land as the Southern Highlands Innovation Park (SHIP). The SHIP

provides a unique opportunity for large scale employment generating development conveniently close to Sydney and the new Western Sydney Aerotropolis, with good distribution to most of the country. The SHIP will assist in meeting the demand for employment land in the region and creating opportunities for economic activity and employment within the Shire.

Work has recently commenced work on a Master Plan and Infrastructure Servicing Strategy for the SHIP, which will provide a vision and strategic direction for the precinct and certainty to both industry and Government in the provision of key enabling infrastructure to unlock the development potential of the SHIP.

This report provides the broader community with a timely update on the Master Plan for the Innovation Park and also the current status of the Moss Vale Bypass and Berrima Rd Deviation Project.

SOUTHERN HIGHLANDS INNOVATION PRECINCT MASTERPLAN

Current Status

Work has recently commenced work on a Master Plan and Infrastructure Servicing Strategy for the SHIP, which will provide a vision and strategic direction for the precinct and certainty to both industry and Government in the provision of key enabling infrastructure to unlock the development potential of the SHIP.

The Master Plan will be completed in a number of Stages, with Stage 1 being a 'reframe' of the vision and strategic direction for the precinct. The SHIP has the potential to leverage off new and emerging employment centres (such as the new Western Sydney International Airport and the Aerotropolis) and off new and emerging transport corridors (such as the M9 Outer Sydney Orbital and a refocus on rail freight logistics) to provide a complementary employment base of regional significance.

The first stage of the master planning process will include a high level land use and competitor analysis and feasibility model, to ensure that the Master Plan capitalises on the Shire's competitive and comparative advantages to recognise the potential of the precinct.

The following stage(s) will include a detailed Master Plan, servicing strategy and viability analysis, as well as detailed funding, governance and delivery strategies to provide certainty to both industry and Government in the delivery of key enabling infrastructure to unlock this regionally significant employment precinct.

Consultation

The Master Plan and servicing strategy will be developed in consultation with industry, Government and community stakeholders throughout all stages of the process.

Next steps

Consultation on Stage 1 of this process will commence with industry and community stakeholders in the coming weeks.

MOSS VALE BYPASS

Current Status

In 2019, the Transport and Infrastructure Minister Andrew Constance announced a \$20 million election commitment with the Member for Goulburn for the Moss Vale Bypass project.

Following consultation with Council, a Funding Agreement for \$2.4m for the design of Stage 1 was executed between Council and Transport for NSW in September 2020.

The Project will provide substantial benefits including:

- Providing a crucial second crossing of the Main Southern Rail line for Moss Vale, critically one that is not flood affected or height restricted
- Reducing traffic congestion and delays along Argyle Street, Moss Vale (main street for Moss Vale CBD)
- More equitable distribution of traffic across the wider network
- Stage 1 (and all future stages) will assist in addressing the impacts of recent large residential rezonings
- Pedestrian and cycleway connections between Bong Bong Common and the residential areas of north west Moss Vale.

This project is not without challenges, as such Council has pursued a two phased approach to Stage 1 of the project.

This first phase is Design. This phase will focus on site constraints and opportunities in order to better understand the cost and time implications ahead of the construction phase, including the:

- presence of the Moomba to Sydney Natural Gas and Ethane Gas pipelines along (and at various points crossing) all three stages of the proposed Bypass
- requirements of constructing a single bridge across two industrial roads and the Main Southern Railway (ARTC)
- implications of the presence of a number of underground telecommunications cables (including Optus - nationally significant) and numerous locations of overhead high voltage electrical transmission line crossings.

The Tender for the site investigation and design including, service location, geotechnical investigation, and design services is currently open and is expected to be reported to the October 2021 Ordinary Council Meeting.

One of the key deliverables from this Tender will be the preparation of current Concept designs for the bypass which will be based on the detailed survey and will be made available to the community for comment.

Consultation

At the various key stages of the inception and development of the Moss Vale Enterprise Corridor and the Moss Vale Bypass, Council has engaged with the community seeking feedback regarding the various issues, reports and plans.

As part of the design phase of the project, Council has provided a project specific page on Council's yoursaywingecarribee.com.au website to provide information regarding the project and developments. The webpage also has the facility to receive comments and feedback from the community to assist with the design.

Once the concept plans are prepared these will be exhibited and comments sought for consideration in the design and environmental assessment.

Next steps

Council is progressing with the design phase of the Stage 1 of the Moss Vale Bypass project. Following the design development and the preparation of an informed and current cost estimate, Council will seek funding opportunities with the assistance of the NSW Government and other funding mechanisms. Once funding is confirmed, Council can proceed with the construction phase of Stage 1. The development of detailed designs for Stage 2 and 3 will need to be planned for in future years.

BERRIMA ROAD DEVIATION

Background

The required upgrade of the Berrima Rail crossing has been considered for some years as part of the Moss Vale Enterprise Corridor.

The project is intended to divert Berrima Road away from the existing level crossing near Boral Cement Works to a bridge over the train line further east. The existing T-junction intersection at Berrima Road and Taylor Avenue will be replaced with a B-triple truck capacity roundabout and approximately 600m of new road constructed to remove a sharp bend.

Current Status

As per the resolution at Council's meeting held on 10 April 2019, Council has progressed onsite with a reduced scope to enable the project to be in a position to be "shovel ready" for any future grant funding opportunity.

Council has progressed the following works:

- Negotiate with the relevant property owner in relation to the proposed land swap
- Complete the property acquisition from the relevant adjacent property owner
- Complete the service relocations for electrical, Telstra, and Jemena
- Topsoil and seed the southern embankment to protect it for the future

Council has been negotiating with the two relevant property owners and has completed one property acquisition. Council has proactively been working with the remaining property owner to negotiate a land swap and to obtain a construction licence (early private property access for construction activities). Negotiations have been protracted and complicated with the property owner introducing issues outside of the initial draft agreement.

Council has obtained approval from all property owners for the high voltage relocation works currently underway. At this time Council has been unsuccessful in completing the land swap negotiation and obtaining the required construction licence agreement to undertake

AGENDA FOR THE ORDINARY MEETING OF COUNCIL

Wednesday 11 August 2021

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the utility adjustments (Telstra and Jemena) and topsoiling/seeding of the southern embankment for protection. However, during recent conversations with the property owner Council is hopeful the construction licence will be granted to allow other onsite works to commence in the near future.

The high voltage relocation is progressing well and is expected to be completed by December/November 2021. A combination of poor ground conditions (impacting heavy truck movements onsite) and limited availability of high voltage network shutdown dates has impacted program. The 11kV network relocation is complete.

The 33kV network relocation is underway with some poles erected. It is anticipated that the 33kV network will be relocated and completed by November 2021 along with the maintenance access tracks.

Consultation

Council will continue to update the yoursaywingecarribee.com.au website and provide information regarding the project.

Next steps

In relation to the ongoing land swap negotiation, Council is evaluating alternative pathways to achieve a fair outcome for both parties if recent positive conversations do not progress the land swap negotiation. Until this matter is resolved Council cannot undertake the utility adjustments (Telstra and Jemena) and topsoiling/seeding of the southern embankment for protection. In parallel and in anticipation Council has sought agreement from the utility providers to complete the relocation.

In reference to the high voltage relocation works the project is planned to be completed by December 2021.

The overall objective is for Council to have a “shovel ready” project. Land acquisitions complete and external impediments removed, leaving a grassed mound until the future completion of the project can be undertaken through future grant funding when available.

COMMUNICATION AND CONSULTATION

Community Engagement

Community Engagement have been outlined in the main section of this report.

Internal Communication and Consultation

Capital Projects, Strategic Planning

External Communication and Consultation

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SUSTAINABILITY ASSESSMENT

- **Environment**

There are no environmental issues in relation to this report.

- **Social**

There are no social issues in relation to this report.

- **Broader Economic Implications**

Council has recently commenced work on a Master Plan and Infrastructure Servicing Strategy for the Innovation Park, which will provide a vision and strategic direction for the precinct and certainty to both industry and Government in the provision of key enabling infrastructure to unlock the development potential of the Innovation Park.

- **Culture**

There are no cultural issues in relation to this report.

- **Governance**

There are no governance issues in relation to this report.

COUNCIL BUDGET IMPLICATIONS

There are no direct budget implications in relation to this report.

RELATED COUNCIL POLICY

None

CONCLUSION

This report provides Council and the broader community with a status update on the Southern Highlands Innovation Park (formerly known as the Enterprise Corridor), the Moss Vale Bypass and the Berrima Rd Deviation Project.

ATTACHMENTS

There are no attachments to this report.