

**Submission
No 2**

ESTABLISHMENT OF SPECIAL ECONOMIC ZONES

Organisation: Wingecarribee Shire Council
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2 March 2012

Mr David Elliott MP
Chair, Committee on Economic Development
Parliament House
Macquarie Street
Sydney NSW 2000

Dear Mr Elliott

Re: Enquiry into the Establishment of Special Economic Zones

I refer to the *Legislative Assembly's Committee on Economic Development* and its enquiry into the establishment of special economic development zones, and provide the following comments for your consideration.

I note that the enquiry's *Terms of Reference* has as its principle objective to stimulate inward investment and employment growth in regional and rural areas of New South Wales.

To this end, the potential need for a significant industrial enterprise zone was first identified by Wingecarribee Shire Council more than two decades ago. The Moss Vale Enterprise Zone was acknowledged as a suitable precinct for future industrial development, and consequently included in the 1989 Local Environment Plan.

Council further resolved to rezone additional lands north of Moss Vale from rural to industrial as part of its principal Local Environmental Plan (LEP 2006) to facilitate the future industrial development of the Moss Vale Enterprise Zone. The decision was underpinned by a *Feasibility Study for Wingecarribee Enterprise Zone*, undertaken by Parsons Brinkerhoff and Hill PDA on behalf of Council in May 2006. This confirmed the potential of the site for light and general industrial development, including freight and transport logistics operations.

The 2006 Feasibility Study considered possible employment uses that could be accommodated in the Enterprise Zone. The development concept promoted for the area proposed distinct clusters or precincts of employment development. The potential employment uses identified included light industrial, business park commercial and industrial development, and some larger-scale general and heavy industry such as freight storage and distribution operations associated with existing rail infrastructure and a possible intermodal freight terminal.

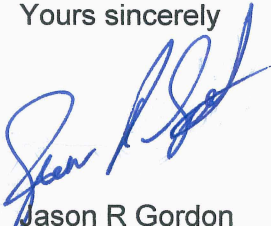
To date, the take up rate of investment and development has been quite slow. Land owners attribute the global financial crisis as a major contributing factor. Any monetary incentives that the NSW Government may consider would be welcomed by business and industry alike.

I understand that the Southern Councils Economic Development Practitioner's Group will be preparing a submission under separate cover to encourage a greater regional focus on the Southern Highlands and the Illawarra.

I respectfully request that Council be consulted and kept apprised of any findings and/or recommendations arising from the enquiry.

Should you wish to discuss this further, please contact me directly on [REDACTED] or [REDACTED]

Yours sincerely



Jason R Gordon
General Manager