

# MINUTES

## WEST DAPTO REVIEW COMMITTEE

5.00PM ON THURSDAY, 23 JUNE 2016, LEVEL 10 COMMITTEE ROOMS 2+3



### PRESENT

Lord Mayor, Cr Gordon Bradbery

Cr Chris Connor

### IN ATTENDANCE

Andrew Carfield

Christopher Brown

Dawn Peacock

Glenn Whittaker

Jon Bridge

Pas Silveri

Ron Zwicker

Tim Cornford

David Tuszynski

1 APOLOGIES – Apologies were received and accepted on behalf of the Cr Martin, Mike Hyde and David Green.

2 DECLARATIONS OF INTEREST - Nil

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 28 APRIL 2016

**Recommendation:** The minutes of the meeting held on 28 April 2016 be circulated to Councillors who attended this meeting to confirm as a true and accurate record.

The minutes of the meeting held on 28 April 2016 confirmed as a true and accurate record by Cr Connor.<sup>1</sup>

4 WEST DAPTO ACCESS STRATEGY

#### Wongawilli Access Project

- Christopher Brown provided a presentation on the Wongawilli Access Project and introduced David Tuszynski to the meeting. David will manage the detailed designs moving forward as Christopher will be focusing on construction management.
- Council is currently going through acquisition negotiations, continuing engagement with the community and seeking further funding for the project.
- Comparison of Concept Designs (Cost Summary) – discussed advantages/disadvantages between Option 1 and Option 2. There were no objections in proceeding with the alternate concept design using the alternate company.
- Next steps are to commence detailed design of the preferred option, submit application for Resources for Regions Funding, and select a tender for construction.
- Restart NSW Resources for Regions Funding for Wongawilli Access Project - WCC has been shortlisted for \$2.4 million of grant funding for significant mine related impact on infrastructure at the intersection of Shone Avenue, West Dapto Road and Wongawilli Road.

#### Fowlers Road to Fairwater Drive

- Fowlers Road – experiencing delay for approval of Aboriginal Heritage Impact permit. Anticipate mid July 2016 approval.
- Private land acquisition finalised with Brunero.

<sup>1</sup> Minutes to be formally endorsed at the next West Dapto Review Committee meeting when an quorum is present.

- Land acquisitions ongoing with government agencies including Sydney Trains, Department of Lands and Department of Education.
- Land acquisition discussions will commence later this year with residents adjacent to Princes Highway / Fowlers Road intersection.

**Recommendation:** Wongawilli Access Project to proceed to detailed design with the alternate concept design and ensure the community are informed of the changes. Application to be submitted to Resources for Regions for potential project funding.

#### 5 WEST DAPTO REVIEW PROJECT

- The Draft West Dapto Section 94 Development Contributions Plan was forwarded to the Independent Pricing and Regulatory Tribunal (IPART) for review on 29 February 2016.
- On 23 May 2016, the IPART Tribunal members visited Council for a briefing session with Council staff on the Draft Section 94 Plan and attended a bus tour of the West Dapto Urban Release Area.
- The IPART Tribunal will be meeting next Wednesday, 29 June 2016 to discuss any issues to be raised with Council.
- Roads Consultant has send through some questions for preliminary advice.
- Still working towards original schedule of six months for their review. In the meantime, Council is progressing a review of the whole release area going over the existing status for the Masterplan for West Dapto and ascertaining if we have any room for improvement.
- Further update to be provided at next meeting on progress of Masterplan.
- Progressing flood study component - to be finalised by early July 2016.
- Floodplain Risk Study next year.
- Looking at Concept Road Designs for Stages 1 and 2.
- Most roads completely surveyed.

#### 6 WEST DAPTO HOME DEPOSIT ASSISTANCE SCHEME

- No status change of information provided to the West Dapto Review Committee meeting held in February 2016.
- Federal Government timeframe is running out. Still awaiting confirmation from the Federal Government on a way forward. No change in terms of the area the scheme applies to. Council is exploring potential partnership with the Illawarra Housing Trust to deliver a 'shared equity scheme'.

#### 7 PLANNING PROPOSALS UPDATE

- Lynden View closer to finalisation.

**Recommendation: The status of Planning Proposals be noted.**

#### 8 NEIGHBOURHOOD PLANNING UPDATE

- No current Neighbourhood Plans under assessment.

**Recommendation:** The status of Neighbourhood Plans be noted.

#### 9 DEVELOPMENT APPLICATIONS UPDATE

- 150 lots currently under assessment.

**Recommendation:** The status of Development Applications be noted.

10 WEST DAPTO S94 DEVELOPMENT CONTRIBUTIONS PLAN - UPDATE

- As discussed in Item 5.

**Recommendation:** The status of the West Dapto S94 Development Contributions Plan update be noted.

11 GENERAL BUSINESS

**Huntley Road**

**Recommendation:** Update on the Huntley site to be provided by Andrew Carfield.

**Calderwood**

- A submission by Council objecting to the proposed modification of the Calderwood Urban Development Concept Plan lodged by JBA on behalf of Lend Lease was provided to the NSW Department of Planning & Environment on 7 June 2016.
- An objection to the proposed modification has also been lodged by Shellharbour City Council.
- Council has written to the Secretary of the NSW Department of Planning and Environment requesting a meeting to discuss Council's concerns in greater detail given the significant financial implications of this proposal in the planning of the West Dapto land release and the delivery of local infrastructure.

The meeting concluded at 6.00 pm.

Minutes to be confirmed at the next meeting to be held at 5.00pm on Thursday, 25 August 2016.

**ACTION SUMMARY**

Item	Action	Officer	Status
4	<b>WEST DAPTO ACCESS STRATEGY</b>		
	Fowlers Road to Fairwater Drive - Wongawilli Access Project to proceed to detailed design with the alternate concept design and ensure the community are informed of the changes. Application to be submitted to Resources for Regions for potential project funding.	CB	Application submitted on 15 August 2016
11	<b>GENERAL BUSINESS</b>		
	Update on the Huntley site to be provided by Andrew Carfield.	AC	Update to be provided at 25 August 2016 meeting