

MINUTES

WEST DAPTO REVIEW COMMITTEE

5.00PM ON WEDNESDAY, 2 MAY 2018



PRESENT

Lord Mayor, Cr Gordon Bradbery (Chair)

Cr Cameron Walters

Cr Chris Connor (Skype)

IN ATTENDANCE

Andrew Carfield

Sarah Lees

Graham Towers

David Fitzgibbon

David Green

Christopher Brown

Tim Cornford

Robert Ryan

Emma Struys

1 APOLOGIES – Glenn Whittaker, Steven Robinson

2 DECLARATIONS OF INTEREST – Nil

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 28 FEBRUARY 2018

Recommendation: The minutes of the meeting held on 28 February 2018 be confirmed as a true and accurate record. MOVED Cr Walters SECONDED Cr Connor.

4 WEST DAPTO ACCESS STRATEGY

- Aerial photograph of Fowlers Road and Fairwater Drive Stage 1E bridge construction distributed at the meeting (electronic copy to be provided to Cr Connor).
- This is the first of two bridges to be completed by late May 2018.
- Other works underway –
 - service relocation in the rail corridor
 - powerline relocation in Marshall Street
- Community Engagement - site visits held including representatives from Neighbourhood Forum 8, Shoalhaven City Council and other funding bodies.
- Access to the site is secure. 24 hour surveillance on gate entrance and CCTV at Fairwater Drive. Council to confirm with contractor if there is a sign on site advising there are security cameras in operation.

5 WEST DAPTO REVIEW PROJECT

West Dapto Structure Plan

- Follow on from initial update provided to the West Dapto Review Committee at its February 2018 meeting. Vision, principles, structural elements are some of the key areas being developed based on improved knowledge since the State's 2008 Structure Plan. There is more knowledge on flooding, biodiversity, transport network, role of centres to name a few. For example, Fowlers Road was not included in the 2008 Structure Plan.
- Key agencies have been engaged in preliminary discussions.
- Update of the process has also been provided to Neighbourhood Forum 8.
- Council staff are working on a Communications Strategy. FAQs to be prepared.
- Timeline -
 - 7 May 2018 – West Dapto Northern Transport Corridor Options – presentation to Councillors
 - 14 May 2018 – West Dapto Structure Plan - Councillor Briefing
 - 28 May 2018 – report to Council
 - June / July 2018 – public exhibition

Correctional Facility, Kembla Grange

- Corrective Services NSW has begun preliminary investigations to determine whether a Kembla Grange site would be a suitable location for a correctional facility.
- The investigation is still in early stages. Discussions have commenced with Wollongong City Council.
- Enquires are being directed to the Department of Justice website at www.newprisons.justice.nsw.gov.au

6 WEST DAPTO AND CALDERWOOD SECTION 94 DEVELOPMENT CONTRIBUTION PLANS

- LendLease has entered into a Calderwood Voluntary Planning Agreement (VPA) with Wollongong City Council.
- In accordance with section 93H of the Act, the developer is to register the Deed under the Real Property Act. LendLease is still to register the Deed. Council has reminded LendLease and is monitoring milestones and commitments under the VPA.
- The Local Infrastructure Growth Scheme (LIGS) Contributions Gap funding is being phased out. Wollongong City Council submitted a Local Infrastructure Growth Scheme application to the NSW Department of Planning & Environment for consideration earlier this year. Council is still awaiting funding outcome.
- Affordability and equity in charges (rates and lot size) will be considered during the biennial review of the West Dapto Section 94 Development Contributions Plan.

7 PLANNING PROPOSALS – UPDATE

- Yallah Marshall Mount Planning Proposal submitted to the NSW Department of Planning & Environment for review, drafting LEP amendment and finalisation in November 2017. It is currently being gazetted.
- Stage 3 Stocklands currently with NSW Department of Planning & Environment for Gateway determination before exhibition.

Recommendation: The status of Planning Proposals be noted. MOVED Cr Connor SECONDED Cr Walters.

8 NEIGHBOURHOOD PLANNING – UPDATE

- Huntley – exhibition finalised
- Hayes Lane – exhibition finalised

Recommendation: The status of Neighbourhood Plans be noted. MOVED Cr Connor SECONDED Cr Walters.

9 DEVELOPMENT APPLICATIONS – UPDATE

- Vista Park, The Vale Smiths Lane – approved
- Sanctuary Ponds Stage 2 – Wongawilli Road – determined 2 May 2018

Recommendation: The status of Development Applications be noted. MOVED Cr Connor SECONDED Cr Walters.

10 WEST DAPTO S94 DEVELOPMENT CONTRIBUTIONS PLAN - UPDATE

Recommendation: The status of the West Dapto S94 Development Contributions Plan be noted. MOVED Cr Connor SECONDED Cr Walters.

11 GENERAL BUSINESS

- Report to Council on 28 May 2018 – Wollongong Local Environmental Plan 2009 – Minor Amendments to Stage 5 of the West Dapto Urban Release Area and Amendments to Chapter D16 of the Wollongong Development Control Plan.
- Request to modify Concept Plan for a mixed-use development at the Tallawarra Lands, Yallah – the NSW Department of Planning & Environment has done an initial review and has asked for additional information from the proponents relating to the residential component.
- Council has again applied for Federal funding through the Regional Growth Fund application for a \$10 million contribution to the Cleveland Road Upgrade Project. If successful, the funds will enable the acceleration of new housing land, complementing the Fowlers Road extension project currently underway and will provide essential road infrastructure to support development of Stage 3 of the West Dapto Urban Release Area.
- Housing Acceleration Fund (HAF) Fowlers Road to Fairwater Drive Road Extension and Wongawilli / West Dapto Road Project – NSW Department of Planning & Environment to follow up current status with Martin Reason.

The meeting concluded at 5.45 pm.

ACTION SUMMARY

Item	Action	Officer	Status
4	West Dapto Access Strategy Copy of aerial photograph – Fowlers Road and Fairwater Drive Stage 1E to be emailed to Cr Connor. Council to confirm with contractor if there a sign on site advising there are security cameras in operation.	CB CB	✓ Sign shop is in the process of arranging a sign advising of CCTV. This will be in place in the coming weeks
11	Housing Acceleration Fund – Fowlers Road to Fairwater Drive Road Extension and Wongawilli / West Dapto Road Project - follow up with Martin Reason	DPE	✓