

MINUTES

WEST DAPTO REVIEW COMMITTEE

5.00PM ON THURSDAY, 27 AUGUST 2015, LEVEL 10 COMMITTEE

ROOMS 2+3



PRESENT

Cr Chris Connor

Cr Vicki Curran

Cr Ann Martin

IN ATTENDANCE

Brett Whitworth, NSW Dept of Planning & Environment

Andrew Carfield

David Green

Glenn Whittaker

Pas Silveri

Christopher Brown

Jon Bridge

Edith Barnes

Alison Bradford

Tim Cornford

- 1 APOLOGIES – Apologies were received and accepted on behalf of Lord Mayor, Cr Gordon Bradbery and Mike Hyde.
- 2 DECLARATIONS OF INTEREST - Nil
- 3 CONFIRMATION OF MINUTES OF MEETING HELD ON 23 APRIL 2015
Recommendation: The minutes of the meeting held on 23 April 2015 be confirmed as a true and accurate record.
MOVED Cr Martin SECONDED Cr Curran.
- 4 PRESENTATION – WEST DAPTO ACCESS: FOWLERS ROAD TO FAIRWATER DRIVE – CONCEPT PLAN
 - Comprehensive update and draft 3D flythrough video provided to Committee.
 - Advised that video will be available on Council's Website during the consultation period.
 - Project timeline discussed - no indicative costings available at this stage.**Recommendation:** Christopher Brown be congratulated on his presentation and the presentation be noted.
- 5 PRESENTATION – WEST DAPTO ACCESS: FOWLERS ROAD TO FAIRWATER DRIVE – COMMUNITY ENGAGEMENT
 - Engagement timeline discussed in detail.
 - Discussed timeline and newsletter. Will be distributed to properties mid-September 2015.
 - Presentations and meetings will be held with particular groups, including school students, before and during consultation.
 - Discussed the use of 'Fowlers Road Bridge' in Council's social media communications during the community consultation of the West Dapto Access Strategy.
 - West Dapto Access Strategy Billboard has been designed based on community feedback.**Recommendation:** Alison Bradford be congratulated on her presentation and the presentation be noted.

6 WONGAWILLI ROAD / WEST DAPTO ROAD – CONCEPT PLAN

- Progressing with concept design.
- Discussed proposed relocation of the TransGrid Tower on West Dapto Road.
- Geotechnical investigations regarding flood channel are progressing.
- Acquisition of easement for flood mitigation channel is progressing.
- Acquisition of land for road widening is progressing.
- Assessing the option of undertaking the project in stages. (Smiths Lane to Shone Avenue, then Shone Avenue to 480 West Dapto Road)

Recommendation: The update be noted.

7 FEEDBACK – STUDENT PRIORITIES – DAPTO HIGH SCHOOL

- Visit to Dapto High School on 24 August 2015.
- Andrew Carfield provided a presentation which included the regional importance of West Dapto, the Current Master Plan, Neighbourhood Plans, Development Applications and Access Strategy.
- Positive feedback received from the School Representative Council.

Recommendation: Dapto High School requested an annual meeting be held with Council representatives.

8 WEST DAPTO REVIEW PROJECT

- In March 2015 Council considered a report on the rezoning of the Yallah/Marshall Mount Precinct. Council adopted the Structure Plan but resolved not to progress the draft zonings to the NSW Department of Planning and Environment and requested a further report setting out the details of infrastructure expenditure for the precinct.
- This issue will be discussed with Councillors in more detail during the Councillor Briefing Session prior to the report going to Council on 14 September 2015.
- Looking for greater detail in road and bridge analysis. Survey completed identifying flood issues, culvert capacities and traffic capacities.
- Road options discussed.
- Meetings being held with government agencies to resolve road / bridge issues.
- A comprehensive review of West Dapto is underway to better understand final costs and how to pay for infrastructure.
- As part of the West Dapto Review Project, Council is preparing an updated Section 94 Plan for the West Dapto Urban Release Area to submit to the Independent Pricing and Regulatory Tribunal (IPART) this calendar year.
- Calderwood land release project discussed.

Recommendation: The update be noted.

9 WEST DAPTO HOME DEPOSIT ASSISTANCE SCHEME

- Since the launch in October 2014, there have been 10 approvals.
- To date, property purchases have not occurred to trigger the placement of security deposits, due to the lack of properties under the Program cap of \$444,000 (indexed on 1 July).
- Council has proposed changes to the West Dapto Section 94 Contributions Plan to lower the cost of smaller, multi-dwelling type developments to drive incentive.

Recommendation: The West Dapto Home Deposit Assistance Scheme be a regular agenda item for future meetings.

10 PLANNING PROPOSALS UPDATE

Update provided on status of current Planning Proposals.

Recommendation: The status of Planning Proposals be noted.

11 OTHER NEIGHBOURHOOD PLANS UPDATE

Update provided on status of Neighbourhood Plans.

Recommendation: The status of Neighbourhood Plans be noted.

12 DEVELOPMENT APPLICATIONS UPDATE

Update provided on status of Development Applications.

Recommendation: The Development Applications update be noted and be included as part of the information presented to Councillors at the Councillor Briefing on Yallah/Marshall Mount.

13 GENERAL BUSINESS

- Sydney Water will be installing 200mm water main along the western side of West Dapto Road, from Sheaffes Road to Lovelocks Bridge. Works are expected to take 6 weeks and the road will be under contra-flow traffic lights. Following this work Sydney Water will install 200mm water main along Sheaffes Road from West Dapto Road to Paynes Lane - expected to take 3 weeks. The Infrastructure Strategy Manager is negotiating the alignment. This has further highlighted the need for future road alignment concept designs through Stages 1 and 2.

The meeting concluded at 6.40 pm.

Minutes to be confirmed at the next meeting to be held at 5.00pm on Thursday, 22 October 2015.

ACTION SUMMARY

Item	Action	Officer	Status
7	FEEDBACK – STUDENT PRIORITIES – DAPTO HIGH SCHOOL		
	Dapto High School requested an annual meeting be held with Council representatives	LT	Schedule meeting August 2016
9	WEST DAPTO HOME DEPOSIT ASSISTANCE SCHEME		
	The West Dapto Home Deposit Assistance Scheme be a regular agenda item for future meetings.	LT	Ongoing
12	DEVELOPMENT APPLICATIONS UPDATE		
	The Development Applications be included as part of the information presented to Councillors at the Councillor Briefing on Yallah/Marshall Mount.	DG	Complete