

MINUTES

WEST DAPTO REVIEW COMMITTEE

5.00PM ON WEDNESDAY, 21 OCTOBER 2020 (TEAMS MEETING)



PRESENT

Lord Mayor Cr Gordon Bradbery

Cr Ann Martin

Cr Dom Figliomeni

Cr Cameron Walters

IN ATTENDANCE

Graham Towers, DPIE

Linda Davis

Andrew Carfield

Chris Stewart

David Fitzgibbon

David Green

Glenn Whittaker

Halimah Simpson

Jen Nolan

Andrew Heaven

Greg Doyle

Kerry Hunt

Tim Cornford

1 **APOLOGIES** – Nil

2 **DECLARATIONS OF INTEREST** – Nil

3 **CONFIRMATION OF MINUTES OF MEETING HELD ON 12 AUGUST 2020**

Recommendation: The minutes of the meeting held on 12 August 2020 be confirmed as a true and accurate record.
MOVED Cr Figliomeni SECONDED Cr Martin.

4 **CONDITION AND FUTURE MAINTENANCE OF AVONDALE AND HUNTLEY ROADS AND WONGAWILLI RESIDENTS' ISSUES**

- Council wrote to the NSW Resources Regulator in May 2020 regarding obligations under Mining Lease 700 in regard to the Huntley Mine.
- The Resources Regulator advised that Huntley and Avondale Roads do not form part of CCL 700, and has no jurisdiction to require any maintenance works to be undertaken on the roads.
- The Resources Regulator also advised that the *Traffic Management Plan* approved by Wollongong City Council does not form a condition of CCL 700, nor is it a requirement of the Mining Operations Plan, and is unable to enforce the plan under the mining lease conditions.
- Further exchanges in correspondence occurred in October 2020.
- Council has respectfully requested the Resource Regulator to review its earlier position and enforce Clause 6.2 of the *Traffic Management Plan*. The subject lease contains a condition which includes – Huntley will be responsible for the maintenance of the Huntley Road and Avondale Road West, to Council's standards.

- Moving forward – could utilise the Roads Act – if the road is damaged Council can ask company / persons to fix it. If they are unwilling to fix the road, Council will rectify and send invoice to be reimbursed for the work.
- Need to confirm if obligation / liability transfers to owner of asset / whether liability sits with development consent.

5 BIOCERTIFICATION

- Meeting held with officers from Wollongong City Council and Department of Planning, Industry and Environment on 7 July 2020 to discuss the proposal.
- The Department is unable to recommend to the Minister for Environment to confer biodiversity certification on the application in its current form because the Department has identified that the application is incomplete and has technical shortcomings.
- Council replied to the Department's concerns in September 2020 and had a teleconference on 23 September 2020. The meeting focused on the absence of the State government's required support for a SIC levy funding outcome.
- Interagency discussions to continue regarding funding options.
- Council staff see benefit of putting out draft SIC for exhibition at the same time as Regional Plan.
- Agreed that we need a resolution soon.

6 DEVELOPMENT CONTRIBUTIONS PLAN REVIEW 2020

- On 23 September 2020, Council received notification from the Department of Planning, Industry and Environment in relation to the proposed West Dapto Development Contributions Plan 2020 which was submitted to the Independent Pricing and Regulatory Tribunal (IPART). The Minister agreed with 23 out of the total 24 recommendations.
- Regarding Recommendation 1 of the IPART report - *'Remove the cost of transport infrastructure from the plan if grant funding is secured through the NSW Government's Housing Acceleration Fund (HAF) or other sources'*, Council has made application under the Housing Acceleration Fund (HAF) for significant road works.

7 STATE VOLUNTARY PLANNING AGREEMENTS

- No update from the last meeting.

8 DEVELOPMENT CONTROL PLAN REVIEW

- Neighbourhood planning – priority precincts review ongoing and to be reported back to Council.

9 WONGAWILLI ROAD UPGRADE

- Progress Stage 1B –
 - City Works crews progressing with stormwater install – Jersey Farm Road to Smiths Lane
 - Second works crew commencing in November to fast track construction works
 - Cadifern Civil – temporary diversion road – trucks, construction and residential traffic was a major safety concern – installed temporary light system to support safety, but these could not favour directions during peak times
 - To improve conditions and remove lights, temporary road has been temporarily widened to two directions. This has been positively received
 - DV375 Watermain to deviate alignment – working on design in getting the trenches ready
 - Gattic lids causing undulations in the road - investigating raising the level of Sydney Water lids at the Smiths Lane and Wongawilli Road intersection to match the level of the new road pavement to be constructed as part of the project
 - Cartage of material into the Wongawilli subdivision has finished for now until mid-November. The reduction of heavy vehicle movements through the village will improve conditions for residents, workers and local traffic.

- Current works program –
 - September 2020 – February 2021 – work commenced in road widening works from Smith Lane to Jersey Farm Road
 - February 2021 – June 2021 – road widening works from the creek crossing (near Shone Avenue) to Smith's Lane
 - Working behind the scenes with NBN variation
- Council has created a Community Engagement page on its website which includes information on the Wongawilli Access Project. The webpage allows the community to sign up to receive email updates about the project or take a look at the latest information in our newsfeed.
- Discussed finishing off the project by looking at re-landscaping area / fixing playground near the community hall or providing an entrance sign on south side of Wongawilli Road.
- The Committee acknowledged the work of the City Works team to progress two-way traffic.

10 WEST DAPTO ACCESS STRATEGY

- A request at the last West Dapto Review Committee meeting, was for a package to be provided to Councillors and the Neighbourhood Forum on future road proposals in West Dapto. Council has updated its West Dapto Projects webpage and created a new Wongawilli Access Project page on its engagement website, to provide works updates, background documents and FAQs.
- A draft brochure has also been created to sit on the updated West Dapto Projects webpage and our web designers are currently working on an interactive Google map of West Dapto Projects which will be embedded in the webpage.

Action: Create a link from the Neighbourhood Forum 8 site on Council's website to the updated West Dapto Projects page.

11 WEST DAPTO s7.11 DEVELOPMENT CONTRIBUTIONS PLAN (2017)

- Report noted.

12 PLANNING PROPOSALS

- Report noted.
- Planning Proposal fee has been paid by BlueScope - will be assessed.
- Received revised draft Planning Proposal and draft Neighbourhood Plan for both sides of Cleveland Road - ~3000 lots includes Council land (home of Football site – lot 312 Cleveland Road, and lot 313 Cleveland Road).
- Received draft Planning Proposal and draft Neighbourhood Plan from the Malcolm Group for the Iowna on Marshall Mount Road in the Yallah Marshall Mount Precinct.

13 NEIGHBOURHOOD PLANNING

- Report noted. Comments as per Planning Proposals.

14 CURRENT DEVELOPMENT APPLICATIONS

- Report noted.

15 GENERAL BUSINESS

- Nil

The meeting concluded at 5.45 pm

Minutes to be confirmed at the next meeting to be held at 5.00pm on 16 December 2020.

ACTION SUMMARY

Item	Action	Officer	Status
10	West Dapto Access Strategy		
	<i>Create a link from the Neighbourhood Forum 8 site on Council's website to the updated West Dapto Projects page.</i>	GW / HS	Complete