

MINUTES

WEST DAPTO REVIEW COMMITTEE

5.00PM ON WEDNESDAY, 12 AUGUST 2020 (SKYPE MEETING)



PRESENT

Acting Lord Mayor Cr Tania Brown

Cr Ann Martin

Cr Dom Figliomeni

Cr Cameron Walters

IN ATTENDANCE

Graham Towers, DPIE

Linda Davis

Andrew Carfield

Renee Winsor

David Fitzgibbon

David Green

Glenn Whittaker

Halimah Simpson

Jen Nolan

Emma Struys

Rebekah Cox

Andrew Heaven

Joanne Page

1 **APOLOGIES** – Lord Mayor, Cr Gordon Bradbery

2 **DECLARATIONS OF INTEREST** – Nil

3 **CONFIRMATION OF MINUTES OF MEETING HELD ON 10 JUNE 2020**

Recommendation: The minutes of the meeting held on 10 June 2020 be confirmed as a true and accurate record.
MOVED Cr Martin SECONDED Cr Figliomeni.

4 **WEST DAPTO SUBURB BOUNDARIES REVIEW**

- Shortlisted suburb names were discussed including background such as names of major landowners, post war surveyor, historical sites and Aboriginal names. The Committee noted a preference for Aboriginal names.
- The shortlisted suburb names are not yet public. Currently waiting on initial feedback from the Geographical Names Board before being reported to Council for public exhibition. Expecting lots of comments once the new names are released for public exhibition.

5 **BIOCERTIFICATION**

- Council lodged a Biodiversity Certification application on 31 August 2019. Feedback received from the Department of Planning, Industry & Environment (DPIE) is that the Department is unable to support the application in its current form. Principle reason provided being that a SIC is not in place. DPIE has suggested that Council considers withdrawing the application. Council staff will not be recommending withdrawing the application and are currently looking into alternatives before providing a response to DPIE on a way forward.

6 **DEVELOPMENT CONTRIBUTIONS PLAN REVIEW 2020**

- Continue to wait on the Minister's advice in relation to Council's endorsed position of non-support for a split catchment approach and the implications of implementing IPART Recommendation 21. DPIE has now engaged a consultant to assist with post IPART recommendation reviews.

- The Minister's delegate has previously provided an extension for when a revised Contributions Plan needs to be adopted. Council now has until 31 December 2020. A revised Contributions Plan needs to be in place by then to ensure that we are not capped at a contributions amount of \$30,000 per lot. Split catchment advice received, result in lower contribution rate for Stage 5 and higher contribution rate for Stages 1-4.

7 STATE VOLUNTARY PLANNING AGREEMENTS

- DPIE has collected approximately \$9 million through VPAs since the draft SIC has come into place. Council has sent through five project nominations for SVPA program funding including:
 - a primary school for West Dapto (investigations of where that site would be and acquisition of that site nominated \$3.7m)
 - West Dapto Biodiversity Certification (\$5.1m nominated to implement the measures identified in Council's application submitted to DPIE in August 2019)
 - West Dapto Biodiversity Conservation Strategy Review and implementation nominated \$5.3m would ensure that we could fund acquisition, ongoing management of stewardship sites - environmental areas. This is an alternative option to Biodiversity Certification if certification is not conferred by the Minister.
 - Northcliffe Drive extension business case \$400,000 (\$200,000 business case and \$200,000 design process) - this is a joint nomination with Transport NSW. Transport NSW would be happy to lead the business case if needed.
 - \$500,000 has also been nominated for Neighbourhood Planning of priority precincts at West Dapto. Council would lead the neighbourhood planning if funding is made available.
- Expecting DPIE to provide preliminary advice around the end of September 2020. Funding decisions expected towards the end of 2020 and could be made at Department level - DPIE to confirm (in that case a decision would not need to go to the Minister or Cabinet).
- Councillors noted community unrest about how busy Northcliffe Drive is getting - consultation to be considered with residents.

8 DEVELOPMENT CONTROL PLAN REVIEW

- Currently working through options internally for a best way forward. Council to lead some precinct planning as a pilot which could potentially come through the State VPA as previously touched on above. Will engage with Councillors toward the end of the year.

9 WONGAWILLI ROAD UPGRADE

- Power pole installation now completed, with some minor backfilling still to occur.
- Telstra 95% completed - some minor works required post NBN relocations.
- NBN has commenced and completed some of its scope, with the remainder subject to a variation proposed by NBN. This is currently being scrutinised with independent location services to ensure only the necessary relocations for the road upgrade are being undertaken.
- DN500 water main connection approved for 25 August 2020. Temporary road construction and DN375 works to follow in coming months.
- Council crew scheduled to commence works mid-late September 2020.
- Community Update letter with program has been issued, along with Green Plan vouchers for southern properties. Northern property owners will receive theirs post completion of verge works.
- Customer engagement going well and something that should be celebrated.

10 WEST DAPTO ACCESS STRATEGY

- An update was provided regarding the designs of the future extension of West Dapto Road from Wongawilli to Sheaffes Road, a concept design project on Cleveland Road, Hayes Lane extension north and integrated traffic signals at Bong Bong Road/Station Street (near Railway Station). Council has submitted a grant application for Housing Acceleration Fund (HAF) for West Dapto Road (construction) and Cleveland Road (design). Council is currently working on the land acquisition plans for West Dapto Road (initially Nobbs and Barhams).
- Action: Cr Martin requested a package to be provided to Councillors and the Neighbourhood Forum on future road proposals we are working on in West Dapto.

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

- Update provided based on contributions that Council has received and spent over the previous financial year. Council started the year with approximately \$14m in the contributions account. We spent \$14m and we collected \$13m. Around \$6.7m was from Local Infrastructure Growth Scheme (LIGS) payments that was owed to us from DPIE for a previous financial year.
- This year in terms of income - anticipating less income as there are not as many lots under construction based on the current development cycle.

12 PLANNING PROPOSALS

- Update report in Business Paper noted. No new Planning Proposals lodged. Waiting for updated information to be submitted regarding Cleveland Road. Three Cleveland Road Planning Proposals expected this week.
- BlueScope has submitted an incomplete Planning Proposal and Council is currently working with them regarding the payable fee.

13 NEIGHBOURHOOD PLANNING

- Update report in Business Paper noted.

14 CURRENT DEVELOPMENT APPLICATIONS

- Update report in Business Paper noted.
- McDonald's Development Application at Wongawilli has been deemed for refusal and under appeal in the courts. The merits of the proposal will be considered concurrently and will also go to the Local Planning Panel.
- Stockland has relodged for part of its landholding in Stage 3 (Bong Bong Road) - divided their site into smaller precincts. This revised DA is for 187 lots – proposing access road down from Bong Bong across the creek to Cleveland Road, and up to the Sunnyside Homestead. Previous application withdrawn due to contamination and other issues with the site.
- Number of dual occupancies has increased (41 for last year and 90 determinations for dual occupancy West Dapto).

15 GENERAL BUSINESS

- Nil

The meeting concluded at 6.30pm

Minutes to be confirmed at the next meeting to be held at 5.00pm on 21 October 2020.

ACTION SUMMARY

Item	Action	Officer	Status
10	West Dapto Access Strategy		
	Cr Martin requested a package to be provided to Councillors and the Neighbourhood Forum on future road proposals we are working on in West Dapto. Council staff to put together a newsletter / information sheet for this purpose.	GW / HS	In progress