

# MINUTES

## WEST DAPTO REVIEW COMMITTEE

5.00PM ON WEDNESDAY, 16 JUNE 2021

LEVEL 10 COUNCIL CHAMBERS



### PRESENT

Lord Mayor Cr Gordon Bradbery

Cr Ann Martin

Cr Dom Figliomeni

Cr Cameron Walters

### IN ATTENDANCE

Graham Towers, DPIE

Greg Doyle

Linda Davis

Kerry Hunt

Joanne Page

Glenn Whittaker

Trish McClure

David Green

David Fitzgibbon

Halimah Simpson

1 **APOLOGIES** – Nil (Late arrival of Cr Figliomeni due to conflicting meeting appointment)

2 **DECLARATIONS OF INTEREST** – Nil

3 **CONFIRMATION OF MINUTES OF MEETING HELD ON 21 APRIL 2021**

Recommendation: The minutes of the meeting held on 21 April 2021 be confirmed as a true and accurate record.  
MOVED Cr Martin SECONDED Cr Walters.

4 **BIOCERTIFICATION**

- The Illawarra Shoalhaven Special Infrastructure Contribution (SIC) came into effect from 4 June 2021.
- It provides for developer contributions to be collected from the new residential development and contribute towards the cost of infrastructure including roads, schools, biodiversity, etc.
- \$20 million-line item has been allocated for biocertification.
- Council is working with the Department of Planning, Industry & Environment on technical aspects of the application.

5 **WEST DAPTO SUBURBS REVIEW**

- No major update since last meeting in April 2021.
- Proposed report to Council in July 2021 recommending, for exhibition, a shortlist of names for proposed suburb A which is the western side of existing Kembla Grange.

6 **DEVELOPMENT CONTROL PLAN REVIEW**

- A Councillor Briefing has been held and the proposed amendment to Development Control Plan Chapter D16 West Dapto Release Area will be reported to Council on 28 June 2021. The report proposes changes to defined neighbourhoods and process improvements.

## 7 WEST DAPTO ACCESS STRATEGY

- Report noted.
- Council is currently working on –
  - the construction of Wongawilli Road
  - commencing work soon on the section of West Dapto Road heading east from Shone Avenue intersection to the first bridge - first activity will be Telstra undertaking service adjustments from Shone Avenue to first bridge
  - Cleveland Road detailed design underway to support business case for grant application under the next stage of NSW Government Housing Affordability Fund
  - Northcliffe Drive extension –\$400,000 allocated by DPIE (\$200,000 reimbursed for design and \$200,000 for consultant for business case). Council staff and Transport for NSW currently reviewing consultant quotations for Strategic business case services. Process to be finished by the end of this calendar year.

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

- Update report noted.

## 9 PLANNING PROPOSALS

- Update report noted and discussed in Item 12.

## 10 NEIGHBOURHOOD PLANNING

- Update report noted and discussed in Item 12.

## 11 CURRENT DEVELOPMENT APPLICATIONS

- Updated report noted.

## 12 UPCOMING COUNCIL REPORTS

### ***Iowna, Marshall Mount Road, Yallah – Draft Neighbourhood Plan and Draft Planning Proposal***

- Report to Council 28 June 2021 recommending that Council not prepare a draft Planning Proposal and that Council support the exhibition of the draft Neighbourhood Plan, once additional information for southern area has been submitted. The ownership of the lots has changed during the assessment process.

### ***BlueScope Holdings, Kembla Grange - Draft Neighbourhood Plan and Draft Planning Proposal***

- Draft Neighbourhood Plan and Planning Proposal submitted.
- Land rezoned in 2010. The draft Planning Proposal is a consequence of the more detailed investigations undertaken on the land.
- Reported to Wollongong Local Planning Panel and will be reported to Council in July 2021.

### ***Marshall Vale and Duck Creek - Draft Neighbourhood Plan***

- Council is working through the assessment process.
- To be reported to Council in July 2021.
- Need Marshall Mount Road design clarified to determine proximity of houses.

### ***Cleveland Road Draft Planning Proposal and Draft Neighbourhood Plan***

- Large portion of Stage 3 of the Release Area. Currently zoned RU2
- Includes Council owned land – including the proposed village centre west of the roundabout (probit plan in place).
- Estimated 2800 dwellings.

- No school proposed – ongoing discussions with Department of Education – need to know whether school is to be allocated to plan around the school.
- To be reported to Council in July 2021.

***Cleveland Road West Draft Planning Proposal***

- Located to the west of Stockland rezoning.
- Site inspection undertaken. Assessment ongoing.
- Planning Proposal likely to be revised before going to Wollongong Local Planning Panel and then Council.

13 **GENERAL BUSINESS**

***Special Infrastructure Contribution***

- The Special Infrastructure Contribution (SIC) is proposed to help fund the delivery of state infrastructure in Nowra Bomaderry and West Lake Illawarra and came into effect from 4 June 2021.
- Elimination of Voluntary Planning Agreements will prove a big efficiency as development applications can be conditioned.
- Road and Intersection Upgrades – Yallah interchange, improved access to and connectivity with the M1 Motorway between Tallawarra and Five Islands Road, improved efficiency / capacity upgrades to the M1 Motorway between Tallawarra and Five Islands Road, Illawarra Highway upgrade, Northcliffe Drive extension, Princes Highway upgrade and two intersections, West Lake Illawarra major road spine.
- Education - provision of primary and secondary school spaces – approximately \$16 million.
- Biodiversity – West Dapto Biodiversity - \$20 million.
- Council is engaging with DPIE on operational and procedural matters associated with the SIC.

The meeting concluded at 5.40 pm

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Minutes to be confirmed at the next meeting to be held at 5.00pm on 18 August 2021.