

# MINUTES

## WEST DAPTO REVIEW COMMITTEE

4.30PM ON 30 APRIL 2024 – LEVEL 9 FUNCTION ROOM



### PRESENT

Lord Mayor, Cr Gordon Bradbery	Cr Linda Campbell
Cr Dom Figliomeni	Cr Ann Martin
Cr Elisha Aitken	

### IN ATTENDANCE

Linda Davis	Graham Towers - DPHI
Chris Stewart	David Green
David Fitzgibbon	Glenn Whittaker
Lani Richardson	Emma Bedwin

Acknowledgement of Country by Lord Mayor, Cr Gordon Bradbery

- 1 APOLOGIES – Nil
- 2 DECLARATIONS OF INTEREST - Nil
- 3 UPDATE ON FORMER DAPTO PRIMARY SCHOOL SITE
  - The Housing Trust is the owner of the former Dapto Primary School site in Byamee Street, Dapto.
  - Proposing a 4-storey complex comprising 150 dwellings with mixed tenure – privately owned/affordable housing.
  - Development Application approved in 2019 by the Land and Environment Court.
  - Modification A was withdrawn in November 2022.
  - Project progressing through two processes -
    - Modification B lodged the with Land and Environment court in November 2023 - currently under assessment
    - Request for industry specific Secretary's Environmental Assessment Requirements (SEARs) for the proposed in fill affordable housing development with the Department of Planning, Housing and Infrastructure
  - Council will provide submission on the report to the Court.
- 4 PROJECTS PROPOSED FOR HOUSING DEVELOPMENT AROUND DAPTO TOWNSHIP
  - In December 2023, the State government announced the Transport Oriented Development State Environmental Planning Policy (TOD SEPP) which identified 3 train stations across the local government area which new housing is to be located within 400 metres.
  - Transport Oriented Development (TOD) SEPP was published on 29 April 2024.
  - Corrimal to commence on 13 May 2024, scheduled Dapto to commence in July 2024 - 400 metres around Dapto railway station. North Wollongong scheduled to commence in April 2025.

- Height increased to 22 metres for residential flat buildings, 24 metres for shop top, FSR reduced to 2.5:1 and minimum lot width of 21 metres.
- Does not override LEP controls like heritage or flooding.
- Discussed relationship with increased density comes increased congestion. Advised that meetings have been held between the State government and Transport for NSW regarding local issues.
- Council continues to advocate.

## 5 DEVELOPMENT CONTRIBUTIONS PLAN PROCESS

- At Council's meeting on 18 March 2024, Council resolved for the draft West Dapto Development Contributions Plan 2024, as exhibited, be endorsed for submission to the Independent Pricing and Regulatory Tribunal (IPART) for review and that IPART be asked to consider staff proposed changes to the draft contributions plan as summarised in the Proposal section of the report.
- The outcome of the IPART review will be in the form of recommendations to the NSW Minister for Planning and Public Spaces.
- The report will then be presented back to Council with IPART recommendations and NSW Minister for Planning and Public Spaces direction in relation to adoption of the West Dapto Development Contributions Plan 2024.
- The Plan was lodged with IPART on 15 April 2024.
- Some major themes raised in submissions and Council's response -
  - Council has requested the removal of the Western Ring Road from the 2024 Plan. Council staff propose removal of this road only following a commitment from the State to deliver and fund the infrastructure item. It is noted that removal of the Western Ring Road from the 2024 Plan will reduce the total cost of infrastructure by \$450M which is approximately a \$23,000 reduction in the per lot / dwelling contributions rate. Additional reductions in the per hectare rate for industrial and commercial development is also expected. Council staff also looking at grant funding opportunities where available.
  - Railway crossings safety and need for overpass (Northcliffe Drive Extension) Level crossing and safety interaction. Council staff are supportive of the need for timely investment by the State Government in delivery of the Northcliffe Drive Extension (NDE) major bridge crossing of the Princes Highway and Southern Railway line. Delivery of the NDE will address safety concerns at the West Dapto Road / Princes Highway level crossing as well as providing flood reliable access.
- Design work at Northcliffe Drive - 80% concept design - identifying acquisitions to consolidate the corridor.

## 6 WEST DAPTO S7.11 DEVELOPMENT CONTRIBUTIONS PLAN

- Report provided for information and noted.

## 7 WEST DAPTO ACCESS STRATEGY

- Report provided for information and noted.

## 8 BIOCERTIFICATION

- Submission closing date of the West Dapto Urban Release Area Biodiversity Certification Application was extended to 19 April 2024.
- 12 submissions were received - 50% from community, 50% from agencies and organisations.
- Summary of our response to submissions to be prepared and forwarded to Department of Climate Change, Energy, the Environment and Water.

## 9 PLANNING PROPOSALS

- Report provided for information and noted.
- Report to Council on 6 May 2024 - Post Exhibition - Cleveland Road Precinct Planning Proposal - Phase 2.

10 NEIGHBOURHOOD PLANNING

- Report provided for information and noted.
- Post Exhibition – Neighbourhood Plan – Elm Park – to be reported to Council in May 2024.
- Post Exhibition – Wollongong DCP – Iowna Neighbourhood Plan – to be reported to this term of Council.

11 CURRENT DEVELOPMENT APPLICATIONS

- Report provided for information and noted.

12 GENERAL BUSINESS

- Status of Stream Hill discussed.
- Dapto Showground - Staff are not aware of any recent plans or discussions for the development of the Dapto Showground – zoned RE2 Private Recreation.
- Raised the matter of attendance by Ward 1 and Ward 2 Councillors at this meeting. It was decided that all Councillors are welcome to attend this meeting as observers.

The meeting concluded at 5.30pm.

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