

MINUTES

WEST DAPTO REVIEW COMMITTEE

5.00PM ON WEDNESDAY, 26 JUNE 2019



PRESENT

Acting Lord Mayor, Cr David Brown

Cr Ann Martin

Cr Dom Figliomeni

IN ATTENDANCE

Graham Towers, DPE

Mark Riordan

Andrew Carfield

Chris Stewart

David Fitzgibbon

Christopher Brown

Glenn Whittaker

Halimah Simpson

1 **APOLOGIES** – Apologies were received and accepted on behalf of Lord Mayor, Cr Gordon Bradbery and Cr Walters.

2 **DECLARATIONS OF INTEREST** – Nil

3 **CONFIRMATION OF MINUTES OF MEETING HELD ON 1 MAY 2019**

Recommendation: The minutes of the meeting held on 20 February 2019 be confirmed as a true and accurate record. MOVED Cr Figliomeni SECONDED Cr Martin.

4 **BUSINESS ARISING**

- Wongawilli Road Power Supply Options meeting held on 13 June 2019. Originally owners were presented with two options - installing a metal pole on private property with permission, or installing a timber pole on the Council verge. Ownership of the poles and future maintenance, if located on private property, was an issue.
- Proposed option to investigate Council owned metal pole on public verge.
- Future meetings –
 - 4 July 2019 - Metal pole locations meeting (for property owners on southern side of Wongawilli Road between Jersey Farm Road and Shone Avenue)
 - 3 August 2019 - Wongawilli Road Landscaping Workshop (for property owners on Wongawilli Road between Jersey Farm Road and Shone Avenue)

5 **BIOCERTIFICATION**

- Regular meetings are held between Council, Office of Environment & Heritage (OEH) and the NSW Department of Planning & Environment.
- Certainty around any funding mechanism, Special Infrastructure Contributions (SIC) or otherwise, is required by OEH in the application for Biodiversity Certification. Any funding mechanism must be in place at the time the application is made (ie August 2019) and cannot be unresolved or “to be finalised at a later date” in a Biodiversity Certification Agreement (BCA). Application is on track to be lodged with the State Government by August 2019.

- Discussion on grant funding or borrowing money. The NSW Department of Planning & Environment is investigating opportunity for grant funding - next meeting scheduled on 25 July 2019. \$31 million is Council's previous calculation of funds required to secure Biodiversity Certification for the whole release area which will not be covered by the Department.
- SIC is still the preferred approach by WCC.
- Discussed having a Councillor Briefing or report to Council regarding implications and the risks to Council of borrowing and also understanding the value that would be generated if Council were to borrow the funds. . If Council borrowing was considered, a business case would be required and would need to demonstrate how revenue would be generated.

6 DEVELOPMENT CONTRIBUTIONS PLAN REVIEW 2019

At Council's meeting on 24 June 2019, Council resolved that the report on the Draft West Dapto Development Contributions Plan 2020 be endorsed for exhibition for a minimum period of 28 days. Following exhibition and consideration of any submissions, the Draft 2020 Plan be updated to incorporate any relevant post exhibition amendments and submitted to the Independent Pricing and Regulatory Tribunal (IPART) for review, noting that the outcome of this review will be in the form of recommendations to the NSW Minister for Planning. Then the report be presented back to Council with the IPART recommendations and NSW Minister for Planning's advice in relation to the adoption of the 2020 Plan.

Updates will be provided to the development industry via the Illawarra-Shoalhaven Urban Development Program Committee and Neighbourhood Forum 8 in July 2019.

Cr David Brown departed the meeting at 5.20pm. Cr Ann Martin resumed the chair.

7 WEST DAPTO ACCESS STRATEGY

- **Heavy vehicle movements Lake Heights / Kembla Grange area**

Discussed resident concerns regarding heavy vehicles using Northcliffe Drive and the implications of truck movements using this road.

- **Marshall Street Deviation**

Clarification has been sought from the Geographical Names Board regarding the naming of Fowlers Road Extension and Marshall Street Stub and Deviation. If the deviation is not named "Marshall Street", it will result in Marshall Street being split into two separate sections of road that are not connected.

The NSW Addressing User Manual Principle 6.7.7 Road Extents – When a road extent is broken into separate sections by redevelopment or redesign, the name shall only be retained on one section and the other section renamed. It has been recommended that the deviation should be named Marshall Street and the small stub be renamed.

- **Fowlers Road Bridge**

The bridge will be named by way of inviting submissions from members of the public.

8 PLANNING PROPOSALS

Planning Proposal updates discussed.

9 NEIGHBOURHOOD PLANNING

Draft Neighbourhood Plan for 464 Bong Bong Road, Horsley reported to Council on 24 June 2019 and currently on public exhibition.

10 CURRENT DEVELOPMENT APPLICATIONS

Development Application updates discussed.

11 WEST DAPTO DEVELOPMENT CONTRIBUTIONS PLAN 2017

Draft West Dapto Development Contributions Plan (2017) – minor amendment currently on exhibition until 5 July 2019.

12 GENERAL BUSINESS

- Stream Hill – site visit held by members of the Heritage Reference Group. Identified an opportunity to preserve a piece of history and make it a usable building.
- Albion Park Rail Bypass – advice received from NSW Roads and Maritime Services of remediation work of contaminated land to take place week commencing 24 June 2019.

The meeting concluded at 6.00 pm.

Minutes to be confirmed at the next meeting to be held at 5.00pm on 21 August 2019.