

MINUTES

WEST DAPTO REVIEW COMMITTEE
5.00PM ON THURSDAY, 27 OCTOBER 2016

PRESENT

Lord Mayor, Cr Gordon Bradbery

Cr Chris Connor

Cr Ann Martin

IN ATTENDANCE

Linda Davis, Department of Planning & Environment

Andrew Carfield

David Green

Glenn Whittaker

Christopher Brown

Edith Barnes

Dawn Peacock

Tim Cornford

Jen Nolan

Emma Struys

Jon Bridge

David Tuszynski

Sasho Srbinovski

Jessica Saunders

1 APOLOGIES – Nil

2 DECLARATIONS OF INTEREST - Nil

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 25 AUGUST 2016

Recommendation: The minutes of the meetings held on 25 August 2016 be confirmed as a true and accurate record. MOVED Cr Martin SECONDED Cr Connor.

4 WEST DAPTO ACCESS STRATEGY

Fowlers Road Extension to Fairwater Drive

- National Stronger Regions Fund Round Three – Fowlers Road to Fairwater Drive Road Link Project – Council was successful in receiving a \$10 million grant towards the construction of the Fowlers Road Extension project.
- The combined contribution to the project from State and Federal Governments totals \$33.1 million in grants and \$20.5 million loan assistance.
- Council design consultant is currently finalising detailed design documentation for earthworks (Stage 1A), with tenders for earthworks to be called in December 2016.
- Service relocation works (Stage 1B, C and D) anticipated to commence in early 2017.
- Bridge Works (Stage 2) anticipated to go to tender in mid to late 2017.

Recommendation: Updates to be provided to Councillors via Information Notes (Project Delivery team).

5 WEST DAPTO REVIEW PROJECT AND IPART APPLICATION

IPART Review and the Draft Section 94 Development Contributions Plan

- The Draft Section 94 Development Contributions Plan was forwarded to IPART for assessment and review on 29 February 2016.
- IPART made 40 recommendations covering, administration, roads, community facilities, stormwater and open space.
- IPART has found that the majority of infrastructure in the draft plan is fair and reasonable.
- IPART identified savings in the plan.
- IPART identified recommended a biannual review of the plan to document any changes and update the expenditure.
- NSW Department of Planning & Environment to review and provide recommendations to the Minister for Planning.

Recommendation: Meeting to be organised between the NSW Department of Planning & Environment and WCC to discuss recommendations.

Road designs –Stages 1-2

- Stages 1-2 – not enough detail in road designs.
- The team is progressing work for concept design of roads within the release area –
 - Wongawilli Road – 1.5 kilometres
 - West Dapto / Sheaffes / Darkes Road – approximately 8 kilometres
 - Wongawilli Road – approximately 2 kilometres
 - Cleveland Road – approximately 5 kilometres
 - Jersey Farm Road – approximately 2.5 kilometres
- Identified that there is no state road or SIC funded road in this area which adds to the cost of roads in West Dapto. There was a potential link identified that could be part of discussion with the State.

Recommendation: WCC to provide road map to NSW Department of Planning & Environment with the identified link for possible State funding. Follow up with meeting to discuss options for funding - eg grant funding, housing acceleration fund. Update to be provided at the next meeting.

Yallah-Marshall Mount

- Working though IPART recommendations and how they sit though Section 94 Development Contributions Plan. Not everything is costed.
- Some issues not completely resolved – supply West Dapto funding in different stages? There are potential issues with this approach.
- Interchange at Yallah Road and Princes Highway M1 is still unfunded.
- Discussed rezoning the land.

Lord Mayor departed the meeting at 5.40pm.

6 WEST DAPTO HOME DEPOSIT ASSISTANCE SCHEME

- Funding Agreement from the Federal government has been extended to 31 March 2017.
- Meeting held with Sheargold to discuss concept designs for what they envisage would work at West Dapto.

7 PLANNING PROPOSALS – UPDATE

Recommendation: The status of Planning Proposals be noted.

8 NEIGHBOURHOOD PLANNING – UPDATE

Recommendation: The status of Neighbourhood Plans be noted.

9 DEVELOPMENT APPLICATIONS – UPDATE

- New development application – Huntley North – Avondale Road - 105 lots as part of the golf course under assessment.
- Discuss road network issues and impact and maintenance of roads around Huntley.

Recommendation: The status of Development Applications be noted.

10 WEST DAPTO S94 DEVELOPMENT CONTRIBUTIONS PLAN - UPDATE

Recommendation: The report be noted.

11 UPDATE – PRIXCAR DEVELOPMENT AT KEMBLA GRANGE

- Update provided at the meeting.

Recommendation: Establish responsibility for Reddalls Road future maintenance.

12 GENERAL BUSINESS

Lake Illawarra runoff

- IPART recognises that Lake Illawarra is receiving water from West Dapto. Strategy is to utilise creek lines.
- Discussed opportunity to use Plan of Management for estuary management. Look at opportunities around Tallawarra lands and the opportunity to use that land for stormwater runoff. Looking at increasing holding basins in that area. This will be further considered through WCC master planning - not IPART issue.

Update - Wongawilli and West Dapto Roads

- Residents had many concerns and required more information about design of flood channel on southern side of road.

Recommendation: Update community on the flood channel before end of year.

Fowlers Road Bridge

- Council's application to the Federal Government for a \$10 million grant towards the construction of the Fowlers Road Extension project in West Dapto was successful.

Resignation of Edith Barnes

- Cr Connor thanked Edith for her significant piece of work in the IPART application.

The meeting concluded at 6.15pm.

Minutes to be confirmed at the next meeting to be held in 2017 (dates to be determined).

ACTION SUMMARY

Item	Action	Officer	Status
4	West Dapto Access Strategy		
	<i>Fowlers Road Extension to Fairwater Drive</i> Updates to be provided to Councillors via Information Notes (Project Delivery team).	GW	Ongoing - as required
5	West Dapto Review Project and IPART Application		
	<i>IPART Review and the Draft Section 94 Development Contributions Plan</i> Meeting to be organised between the NSW Department of Planning & Environment and WCC to discuss recommendations.	LT	
	<i>Road Designs Stages 1 & 2</i> WCC to provide road map to NSW Department of Planning & Environment. Follow up with meeting to discuss options for funding - eg grant funding, housing acceleration fund. Update to be provided at the next meeting.	AC	
11	Prixcar development at Kembla Grange		
	Establish responsibility for Reddalls Road future maintenance.	TC	
12	General Business		
	<i>Update - Wongawilli and West Dapto Roads</i> Update community on the flood channel before end of year.	Community Engagement	