

MINUTES

WEST DAPTO REVIEW COMMITTEE

5.00PM ON THURSDAY, 28 APRIL 2016, LEVEL 10 COMMITTEE ROOMS 2+3



PRESENT

Cr Chris Connor

Cr Bede Crasnich

Cr Ann Martin

IN ATTENDANCE

Linda Davis, Department of Planning & Environment

Andrew Carfield

Christopher Brown

David Green

Dawn Peacock

Glenn Whittaker

Ron Zwicker

Tim Cornford

1 APOLOGIES – Apologies were received and accepted on behalf of the Lord Mayor – Cr Gordon Bradbery, Mike Hyde, Pas Silveri, Renee Campbell

2 DECLARATIONS OF INTEREST - Nil

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 25 FEBRUARY 2016

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

4 WEST DAPTO ACCESS STRATEGY

- Dawn Peacock, Engagement Officer was welcomed to the West Dapto Review Committee.
- Resources have been engaged from NSW Public Works to supplement staff preparing tender documentation for Stage 1.
- Independent flood model review conducted by WMA Water Pty Ltd. To be reviewed by the project team. May assist in establishing final bridge lengths and subsequent cost savings.
- The project has introduced a new stage. Stage 3 (Intersection works – Princes Highway / Fowlers Road) has been established to allow for additional lead time to analyse traffic data, establish a final layout and acquire land. Allows Stage 2 (remainder of earthworks, flood cut bridge, and rail bridge construction) to go to Tender earlier.
- Tender for Stage 1A (earthworks Fairwater Drive to flood cut bridge abutment) anticipated to go to market in mid-2016.
- Fowlers Road to Fairwater Drive - final piece of private land recently acquired by Council.
- Anticipated construction commencement for Stage 1A is late 2016.

5 WEST DAPTO REVIEW PROJECT

Draft West Dapto Section 94 Development Contributions Plan

- Council endorsed the Draft Section 94 Plan on 30 November 2015.
- The completed IPART Application for the Draft West Dapto Section 94 Development Contributions Plan was referred to the Independent Pricing and Regulatory Tribunal (IPART) on 29 February 2016 for assessment.
- The IPART Tribunal will meet with Wollongong City Council staff on 23 May 2016.

West Dapto Masterplanning Review

- Council is currently reviewing previous West Dapto Access Strategy and traffic modelling for proposed major roads within the West Dapto Release Area with an aim to reducing the number of roads/bridges necessary, in order to bring the actual infrastructure cost down.
- Flood modelling consultant engaged to review previous flood modelling for the Mullet Creek system within the West Dapto Release Area.
- Three tenders for road design have been issued. A consultant has been engaged for the West Dapto Road / Darkes Road / Sheaffes Road concept design project and for the Wongawilli Road concept design project. The Tender Panel is still determining the consultant for the Cleveland Road concept design project.
- Wongawilli Road – design options to be reported to Council in June 2016.
- Darkes Road project alignment - two lanes replacing bridge to commence 2016/17, subject to acquisition.
- Survey being prepared followed by design. Design will provide a few different options for costing.

6 WEST DAPTO HOME DEPOSIT ASSISTANCE SCHEME

- No update from last meeting in February 2016.
- Still awaiting confirmation from the Federal Government on a way forward.
- Requesting to expand terms of the scheme to the Dapto Town Centre.

Recommendation: West Dapto Home Deposit Assistance Scheme to be raised and discussed by Councillors

7 PLANNING PROPOSALS UPDATE

No change to the Planning Proposals as submitted to February 2016 meeting.

Recommendation: The status of Planning Proposals be noted.

8 OTHER NEIGHBOURHOOD PLANS UPDATE

No current Neighbourhood Plans under assessment.

Recommendation: The status of Neighbourhood Plans be noted.

9 DEVELOPMENT APPLICATIONS UPDATE

Update provided on status of Development Applications.

Recommendation: The status of Development Applications be noted.

10 WEST DAPTO S94 DEVELOPMENT CONTRIBUTIONS PLAN - UPDATE

No update following endorsement by Council on 30 November 2015.

Recommendation: The status of the West Dapto S94 Development Contributions Plan update be noted.

11 GENERAL BUSINESS

- Discussed car storage facilities at West Dapto.

Road Naming for West Dapto

- Council is asking the community to provide suggestions on what some of the new roads being built at West Dapto might be named. There have been 290 visits to the Website and 29 nominations have already been received. Nominations close 30 September 2016. For further information see Council's webpage - <http://haveyoursaywollongong.com.au/road-naming-for-west-dapto>
- Cr Crasnich nominated to be a Panel Member to consider submissions.

Calderwood

- At Council's meeting on 14 September 2015, Council resolved that –
 - 1 *The developer be advised that Council is not prepared to accept their current Calderwood draft Planning Agreement offer.*
 - 2 *A draft Section 94 Development Contribution Plan be prepared for the Calderwood Urban Release Area based on the infrastructure costs identified in the report, and exhibited for a minimum period of 28 days. The exhibition include advice that the Wollongong Section 94A Development Contribution Plan would be repealed if the new Plan is made.*
- The Approved Concept Plan provided for the development of 700 hectares of land at Calderwood (\$8,200 per lot if applied to the entire Calderwood area) for approximately 4,800 dwellings and approximately 50 hectares of mixed use/employment land. Within these totals, some 100 hectares and 800 future dwellings are located within the Wollongong Local Government Area at \$45,000 per lot).
- A draft Calderwood Section 94 Plan is being finalised for exhibition.

Recommendation: Councillors' Information Note on the Calderwood Section 94 Plan be provided to Councillors advising of the exhibition of the draft Section 94 Plan for Calderwood.

Fowlers Road to Fairwater Drive

- Council applied for funding under the Local Infrastructure Renewal Scheme (Round Three application for the West Dapto Access – Fowlers Road to Fairwater Drive project), which was only part funded. Following advice from the Minister for Local Government that two councils no longer required the funding grants allocated to them, Council was offered further funding for this project in the amount of \$729,000, as an interest loan repayment. Acceptance of this funding would allow Council to borrow a further \$5.5 million. This would increase our Local Infrastructure Renewal Scheme Round Three application amount from \$15 million to \$20.5 million.
- On 16 April 2016 Council received a letter from the NSW Department of Planning & Environment regarding the NSW Local Infrastructure Fund. The Loan Agreement does not identify the Fowlers Road to Fairwater Drive link road to be the approved purpose for use of the Local Infrastructure Fund Loan. The Department will need to write to NSW Treasury to seek their support in entering into a Deed of Variation to carry out the proposed works.

Grant Applications

- **Restart NSW Resources for Regions** - . WCC has applied for \$2.4 million of grant funding for significant mine related impact on infrastructure at the intersection of Shone Avenue, West Dapto Road and Wongawilli Road. No response to date.
- **National Stronger Regions Fund** – WCC has applied for a \$10 million grant for the Fowlers Road to Fairwater Drive road link. No response to date.

Huntley Road

- Maintenance of Huntley Road – a clause in the "Site Rehabilitation Plan and Emplacement Management Plan Supplementary Report No.1" states that "*Huntley will be responsible for the maintenance of the Huntley Road and Avondale Road West, to Council standards.*"
- Pothole maintenance has been completed by HHT Huntley Heritage Pty Ltd.
- WCC has carried out patching of Huntley Road between the Princes Highway and Penrose Drive.
- A letter was sent to HHT Huntley Heritage Pty Ltd requesting repairs to be undertaken. No response has been received to date.
- Discussed the possibility of WCC applying for grant funding through Restart NSW Resources for Regions for road repairs from significant mine related impact on infrastructure.

Tallawarra

- Energy Australia are proposing to sell the land north of Duck Creek (excluding the power station and buffer) and retain ownership of the southern area. An amendment to the Major Project Concept Approval will be required. A DCP chapter is also required prior to development occurring.

The meeting concluded at 6.05 pm.

Minutes to be confirmed at the next meeting to be held at 5.00pm on Thursday, 23 June 2016.

ACTION SUMMARY

Item	Action	Officer	Status
6	WEST DAPTO HOME DEPOSIT ASSISTANCE SCHEME		
	West Dapto Home Deposit Assistance Scheme to be raised and discussed by Councillors	CC/AM	Complete
11	GENERAL BUSINESS		
	Councillors' Information Note on the Calderwood Section 94 Plan be provided to Councillors advising of the exhibition of the draft Section 94 Plan for Calderwood.	AC	Complete – Information Note prepared on 5 May 2016.