

MINUTES

WEST DAPTO REVIEW COMMITTEE

5.00PM ON WEDNESDAY, 28 FEBRUARY 2018



PRESENT

Lord Mayor, Cr Gordon Bradbery (Chair)

Cr Dom Figliomeni

Cr Cameron Walters

IN ATTENDANCE

Andrew Carfield

Glenn Whittaker

Christopher Brown

David Fitzgibbon

Tim Cornford

Steven Robinson

1 APOLOGIES – Cr Connor, Cr King, David Green

2 DECLARATIONS OF INTEREST – In discussion of Item 7 and 8 Councillor Figliomeni declared a pecuniary interest as he holds shares in Stockland and LendLease. Councillor Walters declared an interest as he works for the NSW State Government.

3 CHARTER – WEST DAPTO REVIEW COMMITTEE

- Acknowledged this is the first meeting of the West Dapto Review Committee following the election of the new Council in September 2017.
- These meetings provide the Lord Mayor and Ward 3 Councillors with an oversight to the West Dapto Land Release Planning Proposals, Neighbourhood Plans, Development Applications, engagement activities, future planning work and current construction.
- The Committee does not have any decision making authority. The Committee only receives information and records notes from the meetings.
- A quorum consists of three (3) Committee members.

4 CONFIRMATION OF MINUTES OF MEETING HELD ON 22 JUNE 2017

Recommendation: The minutes of the meeting held on 22 June 2017 be confirmed as a true and accurate record.
MOVED Cr Bradbery SECONDED Cr Figliomeni.

5 WEST DAPTO ACCESS STRATEGY

- The Fowlers Road to Fairwater Drive project within the West Dapto Urban Release Area is one of the biggest infrastructure projects being delivered by a Council in the State.
- Current updates available on Council's website. Further information available from Community Engagement team.
- Presentation provided by Christopher Brown on Fowlers Road to Fairwater Drive -
 - how the project is being funded;
 - construction times;
 - why Council is constructing in stages; and
 - status of stages of work.

6 WEST DAPTO REVIEW PROJECT

- The West Dapto Review Team is responsible for the overall masterplan of the West Dapto Urban Release Area (WDURA) that balances economic, social and environmental objectives whilst promoting sustainable development to meet the expectations of stakeholders in the WDURA.
- In reviewing local development contributions, one of the main focus areas is to reduce cost risk to council in delivering infrastructure and achieve a more equitable split of funding between the State, Council and development.
- The Local Infrastructure Growth Scheme (LIGS) is a State program that funds the gap between the maximum contribution that councils can charge developers and the actual costs of essential local infrastructure in section 94 plans.
- The NSW Government announced that LIGS funding will be phased out by 30 June 2020. The government will continue to provide LIGS subsidies to certain areas (West Dapto Urban Release Area is included) before ending the scheme. The subsidies will be gradually reduced and the cap on developer contributions gradually increased. By 30 June 2020, the cap will be removed entirely and LIGS funding will stop. Removal of the LIGS may put pressure on the affordability of housing delivery by the development industry.
- Council staff expects an increase in subdivision development applications at West Dapto during the next 12 months, as developers aim to obtain approval before the LIGS is removed.

7 WEST DAPTO AND CALDERWOOD SECTION 94 DEVELOPMENT CONTRIBUTION PLANS

- The Draft West Dapto Section 94 Development Contributions Plan was assessed by the Independent Pricing and Regulatory Tribunal (IPART) in 2016 and considered by the Minister for Planning and the NSW Department of Planning & Environment.
- On 12 December 2017, the Draft West Dapto Section 94 Development Contributions Plan was adopted by Council. This is a key document for the West Dapto Urban Release Area as it provides the mechanism to collect development contributions to fund the local infrastructure required to support new development in the future communities. The first biennial review of the Section 94 Plan is due in June 2019.
- The NSW Department of Planning & Environment (DP&E) is responsible for the day to day operation of the Special Infrastructure Contributions (SIC) system including the preparation of the necessary plans and determinations as well as the collection and distribution of contributions. The SIC helps to fund the delivery of some of the key pieces of State and regional infrastructure requirements to support a growing population. There is opportunity for a SIC to contribute to the cost of planning and offsetting biodiversity impacts. The West Lake Illawarra SIC has been in draft form since 2011. Council has continually requested finalisation of the SIC by the State.
- Key tasks to be finalised –
 - Biodiversity certification – provides an opportunity for strategic biodiversity conservation outcomes. Without strategic certification individual development applications can be delayed by years and add millions of dollars to each project. Needs to be finalised by August 2019. Direction from DP&E and the Office of Environment & Heritage is required to enable finalisation.
 - The Illawarra-Shoalhaven SIC - DP&E claim the SIC is to be finalised by the end of 2018. This SIC would replace the 2011 draft West Lake Illawarra SIC.
 - The current Structure Plan was produced in 2008. It is currently being reviewed and updated and a report to go to Council mid-2018.
 - Primary school site to be determined by the Department of Education. Meeting to be held with the Department and Council on 2 March 2018.
- The issue was raised regarding affordability and equity in charges. Suggested there should be a sliding scale of Section 94 fees depending on block size and at what point does development become unfeasible.
- Housing Affordability Fund (HAF) – Affordability of infrastructure delivery at West Dapto would be boosted if Council becomes eligible for State HAF funding. Council has current HAF funding applications with the State in relation to Wongawilli Road and Fowlers Road to Fairwater Drive projects.

- Parliamentary Inquiry into Land Release and Housing Supply in NSW to be held on 5 March 2018 – General Manager and Director Planning & Environment will be attending.

8 PLANNING PROPOSALS – UPDATE

Recommendation: The status of Planning Proposals be noted.

Urban zoning in the north (Stages 1 and 2) and south (Stage 5) of West Dapto have been supported by Council. Infrastructure delivery in relation to all stages is being considered by Council staff.

9 NEIGHBOURHOOD PLANNING – UPDATE

Recommendation: The status of Neighbourhood Plans be noted.

10 DEVELOPMENT APPLICATIONS – UPDATE

Recommendation: The status of Development Applications be noted.

Currently 774 development applications are being assessed, development applications to create 1,138 residential lots have been approved to date and 970 subdivision certificates have been issued to date.

It was noted that a number of developers are considering development applications while they are still in the Planning Proposal stage such as Stockland in Stage 3 with an estimated capacity of 1020 lots.

11 WEST DAPTO S94 DEVELOPMENT CONTRIBUTIONS PLAN - UPDATE

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

12 GENERAL BUSINESS

Nil

The meeting concluded at 6.00 pm.

ACTION SUMMARY

Item	Action	Officer	Status
7	Affordability and equity in charges be considered during the biennial review of the West Dapto Section 94 Plan.	David Fitzgibbon	Biennial review of Section 94 Plan to commence 2 nd half of 2018