

# MINUTES

## WEST DAPTO REVIEW COMMITTEE

5.00 PM ON TUESDAY, 4 NOVEMBER 2014



PRESENT	
Lord Mayor, Cr Gordon Bradbery	Cr Chris Connor
Cr Ann Martin	Cr Vicki Curran
Cr Bede Crasnich	

IN ATTENDANCE	
Andrew Carfield	Brett Whitworth
David Green	Pas Silveri
Christopher Brown	Edith Barnes
Mike Hyde	Jon Bridge
Glenn Whittaker	Renee Campbell

1 APOLOGIES – Apologies were received and accepted on behalf of John Wood.

2 DECLARATIONS OF INTEREST - Nil

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 28 AUGUST 2014

**Recommendation:** The minutes of the meeting held on 28 August 2014 be confirmed as a true and accurate record  
MOVED Cr Connor SECONDED Cr Martin.

4 COMPREHENSIVE REVIEW OF THE WEST DAPTO LAND RELEASE

- Andrew Carfield provided background and discussed the need to refresh long term land use and infrastructure planning.
- Discussion continued on the importance of upfront planning to reduce future risks and address current deficiencies in the land use and infrastructure planning for West Dapto.
- Noted that the proposal for a comprehensive review of West Dapto would need to be considered by Councillors in conjunction with other organisational proposals in the upcoming budget sessions.

5 ACCESS STRATEGY AND ROAD CONSTRUCTION UPDATE

Fowlers Road and Fairwater Drive Link

- Options discussed including –
  - Option 1 (1 in 100 year flood design standard);
  - Option 3 (PMF flood design standard); and
  - The cost implications of the different options.
- Noted the importance of sound technical data and clear communications on the development of the preferred option.
- The Committee agreed that Option 1 was to be pursued as the preferred option based on a value management perspective and that appropriate consultation occur with the representatives from Neighbourhood Forum 8.

6 PLANNING PROPOSAL FOR YALLAH MARSHALL MOUNT

- Noted several issues within submissions for the Yallah Marshall Mount Planning Proposal remain unresolved at this point including issues raised by the NSW Office of Environment & Heritage and access issues associated with Yallah Road and the future Albion Park Bypass.
- Brett Whitworth offered to be part of a future meeting with the NSW Office of Heritage and Environment to review issues that have been raised in the exhibition.

7 STAGE 3 PLANNING PROPOSAL

- Noted that the Planning Proposal had been progressed by Council and would be forwarded to the NSW Department of Planning & Environment for finalisation.

8 SHEAFFES ROAD (COUNCIL LANDHOLDINGS) NEIGHBOURHOOD PLAN

- David Green provided background and tabled a map of the proposed Neighbourhood Plan. Key aspects of the draft Plan were discussed.

9 HUNTLEY NORTHERN LANDS NEIGHBOURHOOD PLAN

- Edith Barnes tabled a map of the proposed Neighbourhood Plan for the northern precinct of Huntley including the proposed golf course. Key aspects of the draft Plan were discussed.
- Noted the proposal included Biobanking offsets.
- Noted that clarification is required on the status of the mining lease and any potential conflicts/impacts.

10 BIOCERTIFICATION UPDATE

- Shone Avenue (draft) Neighbourhood Plan discussed. Key location within Stages 1 & 2 noted. Brett Whitworth offered to refer the design implications for the transmission line easements to the Growth Centres experts within the Department for input/ideas.
- Renee Campbell provided an update noting that the credit balance required has been demonstrated and this is a significant achievement. Funding through levy or similar is required before Council can pursue/progress negotiation with landowners.
- Brett Whitworth suggested a follow up letter be provided to the Minister for Planning.

11 GENERAL BUSINESS

- Christopher Brown provided an update on the Access Strategy noting cost, timing, and other complications associated with the Shone Avenue Stage 2 project and the Wongawilli Road project. The potential for an extended road closure on Shone Avenue was noted and discussed.
- The Rosehill Farm Planning Proposal was noted and discussed.
- Cr Connor queried the progress on the Tallawarra site. Andrew Carfield noted that a meeting will be organised with Energy Australia in the near future and an update will be provided to Councillors following this meeting.

The meeting concluded at 6.45 pm.

---

Minutes to be confirmed at the next meeting in 2015 – to be scheduled.

**ACTION SUMMARY**

Item	Action	Officer	Status
<b>5</b>	<b>ACCESS STRATEGY AND ROAD CONSTRUCTION UPDATE</b>		
	The Committee agreed that Option 1 was to be pursued (1 in 100 flood design standard) as the preferred option based on a value management perspective and that appropriate consultation occur with representatives from Neighbourhood Forum 8.	PS	
<b>10</b>	<b>BIOCERTIFICATION UPDATE</b>		
	Funding through levy or similar is required before Council can pursue / progress negotiation with landowners. Follow up letter to be provided to the Minister for Planning.	RC	
<b>11</b>	<b>GENERAL BUSINESS</b>		
	Tallawarra site - Meeting to be organised with Energy Australia, in the near future, and an update to be provided to Councillors following this meeting.	AC	

DRAFT