

MINUTES

WEST DAPTO REVIEW COMMITTEE
5.00PM ON THURSDAY, 25 AUGUST 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

Ron Zwicker

Peter Nunn

Tim Cornford

1 APOLOGIES – Nil

2 DECLARATIONS OF INTEREST - Nil

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 28 APRIL 2016 AND 23 JUNE 2016

Recommendation: The minutes of the meetings held on 28 April 2016 and 23 June 2016 be confirmed as a true and accurate record. MOVED Cr Connor SECONDED Cr Martin.

4 WEST DAPTO ACCESS STRATEGY

Fowlers Road Extension to Fairwater Drive

- Project update was provided by Glenn Whittaker on -
 - Intersection of Fairwater Drive, Daisy Bank Drive and Fowlers Road extension (west side)
 - Intersection of Fowlers Road and Princes Highway Dapto (east side)
 - Flooding Assessment
- Cardno delivered a concept design for the road link.
- Consultant / Council internal design review team requested to identify potential savings – value engineering phase.
- Potential savings have been adopted to modify the bridge design and remove west bound merge land extending onto bridge.
- Further investigation required to identify additional savings in the length of bridges (flood impacts) and intersections each end (traffic impact).
- Further investigation has determined the following outcomes:
 - Preferred layouts for intersection of Fairwater Drive, Daisy Bank Drive and Fowlers Road extension (west side) which provides a logical initial staging with lower improvement costs when traffic warrants are met.
 - Preferred layout for intersection of Fowlers Road and Princes Highway Dapto (east side) which minimises land acquisitions from 34 properties to 7, minimises service adjustment costs and provides similar levels of service. An interim stage can also be contractually delivered if acquisitions have not been finalised.

- Substantial flood modelling has been undertaken which has enabled a 54m span reduction on the western bridge and 36m on the eastern main span. The flood assessment has been independently reviewed to ensure it meets current flood assessment standards.
- Proposal is to brief all Councillors in September prior to finalising the design report.
- Draft State Infrastructure Contributions still includes state road projects of which some may be redundant. RMS, WCC and DPE to collaborate and refresh modelling to create a new package of state works.

Recommendation: Confirm whether Fowlers Road is included in the 2012 model.

Linda Davis departed the meeting at 5.40pm.

5 WEST DAPTO REVIEW PROJECT AND IPART APPLICATION

- Review of Draft Section 94 Plan being analysed by IPART.
- Council has received the first set of recommendations in draft form of IPARTs Assessment of Wollongong City Council's Draft West Dapto Section 94 Development Contributions Plan. It deals with open space, stormwater and community facilities as well as administration.
- Traffic/infrastructure component will be reviewed by the Tribunal late next week. Report to be received by Council early September 2016.

IPART Summary of Findings

- Overall the report findings are positive. It reinforced work that Council knew had to be done.
- Most of the infrastructure in the Plan is reasonable and appropriate in terms of nexus and cost.
- Certain works to be removed from the plan – they are either not on the essential works list or do not satisfy nexus.
- Identified a number of areas where cost estimates require revision by WCC and consider it timely to update base cost estimates.
- Recommended more cost reflective indexation methods.
- 60 year time frame for the plan was found to be reasonable.
- Recommended Council work towards getting better design on costs.
- Council to review stormwater costs – appear low, and administration costs – appear conservative.
- Community facility costs to be removed - funds cannot be funded from the Section 94 Plan.
- Remove riparian land – did not meet dual purpose test.
- Suggested biennial review of the plan to refine requirements and costings as necessary.
- Council should prioritise when and where infrastructure will be delivered throughout the life of the plan.
- West Dapto team need to review the plan to reflect any costs or changes recommended.
- Councillor Briefing in September 2016.

Recommendation: The report be noted.

6 WEST DAPTO HOME DEPOSIT ASSISTANCE SCHEME

Funding Agreement from the Federal government has been extended to 31 March 2017.

7 PLANNING PROPOSALS – UPDATE

Recommendation: The status of Planning Proposals be noted.

8 NEIGHBOURHOOD PLANNING – UPDATE

- New Neighbourhood Plan for Huntley South – 228 lots just received.

- Development Application - Huntley northern side for a community title subdivision comprising 105 lots has been lodged.

Recommendation: The status of Neighbourhood Plans be noted.

9 DEVELOPMENT APPLICATIONS – UPDATE

Six (6) development applications under assessment.

Recommendation: The status of Development Applications be noted.

10 WEST DAPTO S94 DEVELOPMENT CONTRIBUTIONS PLAN – UPDATE

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

11 HUNTLEY UPDATE

Report tabled at the meeting outlining current works, residential subdivision applications and future plans for tourism related development.

Recommendation: The report be noted.

12 GENERAL BUSINESS

Update on Wongawilli and West Dapto Roads

- On 18 August 2016, a Community Information Session was held at Wongawilli Community Hall regarding the current concept plan for upgrades to sections of Wongawilli and West Dapto Roads, prior to the detailed design stage commences. Community feedback due 31 August 2016.
- 22 residents attended the meeting
- Residents concerned about future major development. Would like more detail about the flood channel.

Recommendation: Follow up meeting be convened with landowners to provide more detail about the flood channel.

Non-compliance issue – truck movements Metropolitan Coal to the Calderwood Land Release Area

- Council has been notified that trucks are exiting the Calderwood site via Marshall Mount Road and Yallah Road rather the approved Illawarra Highway and the Princes Motorway haulage route.
- The approved truck haulage route between Metropolitan Colliery and the Calderwood Urban Release Area is via the Princes Motorway and Illawarra Highway at Albion Park, not through Marshall Mount Road.
- Council has written to Metropolitan Colliery advising of this non-compliance.
- Council has written to the NSW Department of Planning and Environment to follow up with the company to ensure that truck movements between the two sites are restricted to the Princes Motorway and the Illawarra Highway only.

Prixcar development at Kembla Grange

Recommendation: Update on Prixcar development at Kembla Grange to be provided at the next West Dapto Review Committee meeting on 27 October 2016.

The meeting concluded at 6.15pm.

Minutes to be confirmed at the next meeting to be held at 5.00pm on Thursday, 27 October 2016.

ACTION SUMMARY

Item	Action	Officer	Status
4	West Dapto Access Strategy – Fowlers Road Extension to Fairwater Drive		
	Confirm whether Fowlers Road is included in the 2012 model.	LD	Confirmed - Fowlers Road is included in the end state road network from the 2012 model
11	General Business		
	Update on Wongawilli and West Dapto Roads - Follow up meeting be convened with landowners to provide more detail about the flood channel.	DP	Verbal update to be provided at meeting - 27 October 2016
	Prixcar development at Kembla Grange – Update to be provided at the next West Dapto Review Committee meeting	JS	Report included in business paper - 27 October 2016