

MINUTES

WEST DAPTO REVIEW COMMITTEE

5.00PM ON THURSDAY, 25 FEBRUARY 2016, LEVEL 10 COMMITTEE

ROOMS 2+3



PRESENT

Lord Mayor, Cr Gordon Bradbery

Cr Chris Connor

Cr Ann Martin

IN ATTENDANCE

Linda Davis, NSW Department of Planning & Environment

Andrew Carfield

David Green

Glenn Whittaker

Pas Silveri

Christopher Brown

Jon Bridge

Edith Barnes

Ron Zwicker

Tim Cornford

1 APOLOGIES – Apologies were received and accepted on behalf of Brett Whitworth, Mike Hyde and Renee Campbell.

2 DECLARATIONS OF INTEREST - Nil

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 22 OCTOBER 2015

Recommendation: The minutes of the meeting held on 22 October 2015 be confirmed as a true and accurate record. MOVED Cr Martin SECONDED Cr Bradbery.

4 WEST DAPTO ACCESS STRATEGY

- Stakeholders were invited to provide feedback on the concept design for Fowlers Road to Fairwater Drive. The feedback provided by the community was compiled and presented to Council's design consultant and relevant Council departments for consideration.
- As a result of the feedback and suggestions provided through the community engagement process, additional investigations have and will be undertaken. The outcomes will be incorporated into the detailed design process. Responses provided to the feedback received through the community engagement process will go out to the community next month.
- Council will continue to keep the community informed as other projects including Wongawilli and West Dapto Roads upgrades progress.
- WCC and Cardno undertook a Value Engineering process for Fowlers Road to Fairwater Drive. Significant cost savings have been made to date. Further savings require continued detailed discussion between WCC and Cardno.
- Purchase of Lots 100 and 101 Marshall Street, Dapto – settlement due in March 2016.
- Geotechnical investigations to be undertaken this quarter for Fowlers Road to Fairwater Drive.
- Independent flood model review to be conducted by WMA. Anticipate presenting outcomes at next meeting.
- Grant funding discussed.

5 WEST DAPTO REVIEW PROJECT

Draft West Dapto Section 94 Development Contributions Plan

- Draft Section 94 Plan endorsed by Council on 30 November 2015.
- On public exhibition between 9 December 2015 and 10 February 2016. 7 submissions were received.
- Draft Section 94 Plan will be forwarded to the Independent Pricing and Regulatory Tribunal (IPART) for assessment within the next two weeks. The IPART assessment process is likely to take in the order of 6-8 months.
- Councillors' Information Note provided to Councillors on 25 February 2016.

West Dapto Masterplanning Review

- Delivered \$40 million of initial road works.
- West Dapto Review Team currently reviewing the 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 road/bridge infrastructure cost down.
- Flood modelling consultancy firm currently reviewing the previous flood modelling for the Mullet Creek system within the West Dapto Release Area. This will reinforce the true extent of lands above the 1 in 100 year flood frequency level which will be able to be developed.
- Need to plan how to achieve better density, how we can review planning controls for better outcome for our organisation.
- Council needs to keep pace with developer and utility service providers.

Recommendations:

- The West Dapto Review Project update be noted.
- The Lord Mayor to update the Parliamentary Secretary to the Premier Illawarra and South Coast, Mr Gareth Ward MP on West Dapto.

6 WEST DAPTO HOME DEPOSIT ASSISTANCE SCHEME

- Since the launch in October 2014, there have been 11 applications under the program. 10 have been approved and 1 has been finalised.
- There is currently a mismatch between income limits, purchase limits and the entry level of new housing stock in the area. Based on this current interest in program is low, there is a risk the program will not be delivered.
- The Federal Government is reviewing the future application of these funds – notification due March 2016.

7 PLANNING PROPOSALS UPDATE

Update provided on status of current Planning Proposals:

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.

- Lynden View Estate – West Dapto Road – discussed bulk earthworks on site.
- Bong Bong Town Centre (site owned by Vinta) - contamination on site to be remediated as soon as possible.

- Huntley development application withdrawn.
- Future of abattoir site in Yallah discussed.
- Larkins Lane – 20 lot light industrial subdivision – objections from residents.
- Over 600 lots have been released through subdivision certificates in West Dapto.

Recommendations:

- The status of Development Applications be noted.
- Investigate the stockpile of soil at Lynden View Estate.
- Provide copy of DCP Chapter D16: West Dapto Release Area to Cr Connor.

10 GENERAL BUSINESS

- Nil

The meeting concluded at 6.05pm.

Minutes to be confirmed at the next meeting to be held at 5.00pm on Thursday, 28 April 2016.

ACTION SUMMARY

Item	Action	Officer	Status
5	WEST DAPTO REVIEW PROJECT		
	The Lord Mayor to update the Parliamentary Secretary to the Premier Illawarra and South Coast, Mr Gareth Ward MP on West Dapto	LM	Meeting scheduled - 20 May 2016
9	DEVELOPMENT APPLICATION UPDATE		
	Investigate the stockpile of soil at Lynden View Estate	AH	Complete - The stockpile is a result of the Stage 1 works and is proposed for use in the next stages of subdivision (to help with cut and fill balance). As the stockpile is temporary, the developer was told to either remove it or stabilise it (to ensure no issues with dust) which is why the stockpile is now covered in geo fabric.
	Provide copy of DCP Chapter D16: West Dapto Release Area to Cr Connor	LT	Complete – Draft Minutes emailed to Committee members + copy of DCP Chapter 16 on 4 March 2016