

MINUTES

WEST DAPTO REVIEW COMMITTEE

5.00PM ON THURSDAY, 19 FEBRUARY 2015



PRESENT

Lord Mayor, Councillor Gordon Bradbery (Chair)

Cr Ann Martin

Cr Chris Connor

Cr Vicki Curran

IN ATTENDANCE

Brett Whitworth, Department of Planning and Environment

Andrew Carfield

Pas Silveri

Christopher Brown

Jon Bridge

David Green

Glenn Whittaker

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

2 DECLARATIONS OF INTEREST - Nil

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 4 NOVEMBER 2014

Recommendation: The minutes of the meeting held on 4 November 2014 be confirmed as a true and accurate record. MOVED Cr Connor SECONDED Cr Martin.

4 WEST DAPTO REVIEW

- Recruitment for Design Manager/Project Manager in progress.
- West Dapto Project Control Group will report to this group as well as Council and Executive where appropriate.
- Discussed coordinated State and Local Government Infrastructure Delivery Plan.

Recommendation: The commencement of the West Dapto Major Review be noted. MOVED Cr Martin SECONDED Cr Connor.

5 ACCESS STRATEGY & ROAD CONSTRUCTION UPDATE

- Shone Avenue - media to be organised for the opening milestone for the project.
- Wongawilli community consultation completed.
- Smiths Lane being upgraded - identifying flood access routes.
- Fowlers Road – waiting for estimate of costs based on the status of the design - Community Consultation will be undertaken.

Recommendation: The Access Strategy and road construction update be noted. MOVED Cr Connor SECONDED Cr Curran.

6 DRAFT NEIGHBOURHOOD PLAN FOR SHONE AVENUE – WEST DAPTO ROAD

- The *Draft Shone Avenue and West Dapto Road, Horsley Neighbourhood Plan* is being reported to Council on 23 February 2015 recommending the draft Plan be placed on exhibition. Includes recommendation for a draft Planning Proposal to amend some of the boundaries between residential and environmental protection zones for a better design outcome.

Recommendation: Draft Neighbourhood Plan for Shone Avenue – West Dapto Road be noted. MOVED Cr Connor SECONDED Cr Curran.

7 DAPTO TOWN CENTRE

- Meeting scheduled for 12 March 2015 with Neighbourhood Forum 8.
- Issues concerning the draft Dapto Town Centre Study and DCP chapter were discussed at the Councillor Workshop to discuss the Annual Plan and Budget. This work has been incorporated in the 2014/15 Annual Plan. Work proposed to be completed within the next two financial years.

Recommendation: The information be noted. MOVED Cr Martin SECONDED Cr Connor.

8 WEST DAPTO HOME DEPOSIT ASSISTANCE PROGRAM

- The West Dapto Home Assistance Program is an initiative of Wollongong City Council established with funding received under the Australian Government's Building Better Regional Cities Program.
- Council received \$9.2 million and is using these funds to assist low to moderate income earners enter the housing market in the West Dapto Urban Release Area.
- Council proposes initially offering up to 123 packages.
- 10 people have already signed up and qualified for the program.
- WCC has spoken to UDIA.
- A further meeting to be organised to include the Housing Industry Association (HIA), builders and development professionals.
- Suggested working with architects in promoting this product.
- In numerous cities within the United States, the Lord Mayor and Andrew Carfield saw examples where affordable housing has been successfully integrated with other (market rate) housing so well that it is impossible to know which of the homes / units are affordable.
- The Program will drive incentive.
- Discussed Housing Affordability - there are limited schemes at State level to support Council.

Recommendation: Update provided by Director Planning and Environment be noted. Discussions to be held with HIA and builders and feedback to be provided to the next meeting. MOVED Cr Curran SECONDED Cr Connor.

9 PLANNING PROPOSALS UPDATE

Council adopted the following reports at its meeting on 15 December 2014 –

- Draft Huntley Avondale Road North Neighbourhood Plan and draft Planning Proposal
- Draft West Dapto Road / Sheaffes Road South Neighbourhood Plan and draft Planning Proposal
- Sheaffes Road North Precinct – Post Exhibition Report

A report is being prepared for the Council on 9 March 2015 on Yallah Marshall Mount Precinct – Post exhibition report following the exhibition of Draft Structure Plan and Draft Planning Proposal.

- Letter received requesting meeting with all stakeholders to discuss the rezoning and infrastructure issues. At this stage, WCC does not have any costs.

- Some of the key issues are being miscommunicated.
- Need to keep residents informed.
- Meeting held with RMS – developing ideas as part of the Albion Park Bypass involving Marshall Road. RMS looking at best way to solve Yallah Road access.

Recommendation: The status of Planning Proposals be noted. MOVED Cr Martin SECONDED Cr Connor.

10 OTHER NEIGHBOURHOOD PLANS UPDATE

- As noted in item 6, the Draft Shone Avenue and West Dapto Road, Horsley Neighbourhood Plan will be considered at the Council meeting of 23 February 2015.
- The draft Neighbourhood Plans for Huntley Avondale Road North and West Dapto Road / Sheaffes Road South are on exhibition.
- The location of schools needs to be considered early in the master planning process. Meeting being convened next week by the NSW Department of Planning and Environment.

Recommendation: The status of Neighbourhood Plans be noted. MOVED Cr Connor SECONDED Cr Martin.

11 DEVELOPMENT APPLICATION UPDATE

- 2 Development Applications are currently under assessment.
- Hayes Lane West – meeting to be convened with Stockland to discuss the West Dapto Home Deposit Assistance Program.

Recommendation: The development applications update be noted. MOVED Cr Martin SECONDED Cr Connor.

12 BIOCERTIFICATION UPDATE

- Meeting has been convened with Stockland to discuss their experience of Biobanking in the West Dapto Release Area.

Recommendation: The information be noted. MOVED Cr Curran SECONDED Cr Connor.

13 GENERAL BUSINESS

- At the West Dapto Review Committee meeting on 28 August 2014, the Lord Mayor and Councillors expressed an interest to hear from Dapto High School SRC about the increased pedestrian / cyclists usage of the shared pathway that connects the high school with the primary school.

Recommendation: Dapto High School be requested to present findings to the West Dapto Review Committee on 23 April 2015. Hold meeting off-site. Enquire if Dapto High School premises available / alternative Dapto Ribbonwood Centre.

The meeting concluded at 6.15pm.

Minutes to be confirmed at the next meeting to be held at 5.00pm on 23 April 2015.

ACTION SUMMARY

Item	Action	Officer	Status
8	<i>WEST DAPTO HOME DEPOSIT ASSISTANCE PROGRAM</i> Discussions to be held with HIA and builders and feedback to be provided to the next meeting	AC	Verbal update to be provided at meeting on 23 April 2015
11	<i>DEVELOPMENT APPLICATION UPDATE</i> Hayes Lane West – meeting to be convened with Stockland to discuss the West Dapto Home Deposit Assistance Program.	AC	Meeting held and further meeting with development and building industry representatives held on 26 March 2015
13	<i>GENERAL BUSINESS</i> Dapto High School be requested to present findings to the West Dapto Review Committee on 23 April 2015. Hold meeting off-site. Enquire if Dapto High School premises available / alternatively Dapto Ribbonwood Centre.	CB / LT	Deferred. Confirm Councillor availability for June meeting.