

MINUTES

WEST DAPTO REVIEW COMMITTEE

5.00PM ON THURSDAY, 27 APRIL 2017



PRESENT

Lord Mayor, Cr Gordon Bradbery (Chair)

Cr Ann Martin

IN ATTENDANCE

Andrew Carfield

Glenn Whittaker

Christopher Brown

Dawn Peacock

Tim Cornford

David Green

Emma Struys

David Tuszynski

Stewart Legge

1 APOLOGIES – Cr Chris Connor

2 DECLARATIONS OF INTEREST – David Tuszynski declared an interest as he is a property owner in West Dapto.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 2 MARCH 2017

Recommendation: A quorum was not present at this Committee meeting. The minutes of the meeting held on 2 March 2017 be circulated to Councillors in attendance at the last meeting to confirm the minutes as a true and accurate record (Lord Mayor and Cr Martin – in attendance).

4 WEST DAPTO ACCESS STRATEGY

Presentation - Wongawilli Access Project

- A presentation was provided to the Committee, outlining the original Wongawilli Access Proposal, flooding flows, comparison of flood mitigation options, the benefits of the updated options, road design and community engagement.
- Council is currently confirming the flood mitigation options, developing detailed design and working with utilities suppliers to provide the best outcome for Council.
- Discussed a range of options for road widths.
- Further community engagement is planned for June/July 2017, dependent on negotiations with Wollongong Coal on land acquisition and concept designs.
- Negotiations to continue regarding property acquisitions and easements.
- Landscape design to be developed and Tender for construction.

5 WEST DAPTO REVIEW PROJECT

- Council is currently focussing on Section 94 Plans and working on road concept designs and principles that will inform the Master Plan Review.
- On 3 April 2017, Council endorsed the revised Draft West Dapto Section 94 Development Contributions Plan 2017.

- The Draft Section 94 Development Contributions Plan for Calderwood is currently on exhibition from 21 April to 22 May 2017.
- Council is still in discussion with Lendlease regarding the infrastructure costs within the Draft Plan/s.

Master Plan Review

- Currently reviewing Stages 1 & 2 and working through issues.
- Cleveland Road Concept Design has been completed.
- Working with consultants on unfinished road designs.

6 WEST DAPTO AND CALDERWOOD SECTION 94 DEVELOPMENT CONTRIBUTION PLANS

- On 15 September 2014, Shellharbour City Council entered into the Calderwood Voluntary Planning Agreement with Lendlease. This Planning Agreement applies to the area of both Shellharbour and Wollongong City Councils.
- The state has approved plans out of sequence with the adopted Illawarra Regional Strategy. This has resulted in greater costs to infrastructure in the Wollongong Local Government Area.
- WCC has previously challenged consents issued by Shellharbour City Council which are not consistent with the Major Project Approval.
- Following discussions with Lendlease, WCC has refined its Draft Calderwood Section 94 Development Contributions Plan 2017 and has revisited costs.
- The state government will need to address the shortfall identified by IPART and form a position on funding from Lendlease for road infrastructure in the Wollongong LGA.
- At Council's meeting on 3 April 2017, Council resolved to endorse the revised draft West Dapto Section 94 Development Contributions Plan (which incorporated IPART's recommendations) and forward the Plan to the Minister for approval and determination on how to fund the gap between required infrastructure costs above the capped \$30,000 available for councils to leverage through Section 94.
- A letter to the NSW Minister for Planning has been sent. To date, no response has been received.

7 PLANNING PROPOSALS – UPDATE

Recommendation: The status of Planning Proposals be noted.

8 NEIGHBOURHOOD PLANNING – UPDATE

Recommendation: The status of Neighbourhood Plans be noted.

9 DEVELOPMENT APPLICATIONS – UPDATE

Recommendation: The status of Development Applications be noted.

10 WEST DAPTO S94 DEVELOPMENT CONTRIBUTIONS PLAN - UPDATE

Recommendation: The report be noted.

11 GENERAL BUSINESS

- No biocertification for subdivisions – this is causing delays for each subdivision project.
- Names of suburbs to be considered during the Master Plan Review.
- Fowlers Road – a drone will be mapping the existing site for quantitative surveying. Images will be uploaded to Council's Website.

The meeting concluded at 6.00 pm.

ACTION SUMMARY

Item	Action	Officer	Status
13	<p>CONFIRMATION OF MINUTES OF MEETING HELD ON 2 MARCH 2017</p> <p>Recommendation: A quorum was not present at this Committee meeting (27 April 2017). The minutes of the meeting held on 2 March 2017 be emailed to Councillors in attendance at the last meeting, to confirm the minutes as a true and accurate record.</p>	LT	Complete