

MINUTES

WEST DAPTO REVIEW COMMITTEE

4.30PM ON TUESDAY, 14 MARCH 2023



PRESENT

Lord Mayor, Cr Gordon Bradbery

Cr Ann Martin

Cr Dom Figliomeni

Cr Elisha Aitken

IN ATTENDANCE

Graham Towers, DPE

Greg Doyle

Linda Davis

Jo Page

Chris Stewart

Mark Adamson

David Green

David Fitzgibbon

Glenn Whittaker

Jeremy Morgan

Lucielle Power

Jen Lysle Van-Dyk

Isabelle Ghatti

Ron Zwicker

- 1 APOLOGIES – Apologies received and accepted on behalf of Cr Linda Campbell.
- 2 DECLARATIONS OF INTEREST - Nil
- 3 CONFIRMATION OF MINUTES OF MEETING HELD ON 17 AUGUST 2022
Recommendation: The minutes of the meeting held on 17 August 2023 be confirmed as a true and accurate record
MOVED Cr Ann Martin SECONDED Cr Dom Figliomeni.
- 4 BUSINESS ARISING FROM PREVIOUS MINUTES
Nil
- 5 WONGAWILLI MINE REOPENING IMPLICATIONS
 - Wongawilli Mine has been in care and maintenance mode since mid-2019, with Wollongong Resources focussing its energy on Russell Vale Colliery.
 - Discussed potential transport noise issues when mine reopens. The West Dapto DCP chapter includes a noise buffer area around the rail line which require new houses to have noise attenuation measures. Additionally, there is a property notation which would appear on each Planning Certificate advising of the buffer area. Council staff expect the private rail line would be used to transport coal from the mine if the mine reopens.
- 6 DRAFT SOCIAL INFRASTRUCTURE NEEDS ASSESSMENT
 - Council has been planning for social infrastructure needs for West Dapto for many years. Social infrastructure is described as the places and spaces in a community that help people connect, be active, create and learn.
 - Council coordinated a Needs Assessment to review what the growing community in West Dapto will need in the future and invited the community to view the Assessment and provide feedback by 28 February 2023.
 - Common themes received from the community – school site planning, connectivity, open space, community facilities and multi-use facilities locations and shared pathway networks.

- Council's Engagement Team and Urban Release Team have engaged with Neighbourhood Forum 8, schools - via a local Principals group, Aboriginal community, Koori Men's Group, sporting facilities and community groups.
- Council is currently considering submissions and will provide feedback to Councillors prior to a final recommendation report going to Council.

7 MULLET CREEK FLOODPLAIN RISK MANAGEMENT STUDY AND PLAN

- Collaborative work is currently being done by the Council team and proponents.
- General agreement to use the 2023 flood model as part of work on the Cleveland Planning Proposal.
- A series of meetings is being held so the technical experts from the owners' group and Council can be clear about the process to finalise the Cleveland Planning Proposal. There will be clarity around the process and expectations for all parties prior to additional owners' group modelling being made available.
- Once the model is completed (expected in the next few weeks), Council staff will provide to the developers to start to use. This will include a caveat that the model is subject to Council adoption and to be used by the developer group at their own risk.
- The Southern Floodplain Risk Management Committee has endorsed the Floodplain Risk Management Study and Plan being reported to Council.
- The 2023 flood model approach incorporates climate change factors. Currently developers are asked to look at climate changes factors separately. The 2023 flood approach will be an improved approach once finalised.

8 INCREASED RISK RATING OF KEMBLA GRANGE LEVEL CROSSING

- The NSW Department of Planning and Environment has supported Council and Council's project partner – Transport for NSW, by providing grant funding under the State VPA Program – Northcliffe Drive Extension Strategic Business Case Project.
- Council lodged its formal strategic business case in February 2023.
- At the time of finalising the strategic business case there was an emerging issue relevant to the Northcliffe Drive Extension. The strategic business case incorporates reference to recent correspondence received from Transport for NSW (Sydney Trains). Concern has been raised with the significant number of vehicles, including trucks, that would be using the Kemplla Grange level crossing because of a current proposed development application in West Dapto. Sydney Trains has noted that the proposed development would result in the Australian Level Crossing Assessment Model (ALCAM) rating of the level crossing rising to a higher risk level, and as a result, the agency is not yet in a position to provide concurrence to the development application. This will have implications for the current development application and ongoing development assessment processes at West Dapto until grade separation is achieved via the Northcliffe Drive Extension. Council staff will work with Sydney Trains to seek management solutions for the short-term issue. However, the Northcliffe Drive extension is the ultimate solution.

9 BIOCERTIFICATION

- Final Biocertification Application was lodged with the Department during February 2023 seeking support for public exhibition.
- The Department subsequently made a request for additional information. Council staff are currently working on additional supporting information for exhibition. Target for exhibition is April 2023.

10 WEST DAPTO SUBURBS REVIEW

- On 8 August 2022, Council resolved to lodge a submission to the Geographical Names Board (GNB) responding to issues raised during their GNB public exhibition of the proposed new Suburbs 'A' and 'B' under the West Dapto Suburbs Review.

- The submissions for Stream Hill were considered by the Geographical Names Board at its meeting on 13 September 2022 and recommended the proposed name and modified boundaries to the Minister for approval. Gazettal will not take place until after the NSW State Election in March 2023.
- Review of the two other suburbs - Huntley and Avondale are in abeyance as per Council resolution.

11 UPDATE OF STRATEGIC STUDIES

Draft Social Infrastructure Needs Assessment

- Discussed in Item 6

West Dapto Centres Master Planning Project

- The NSW Department of Planning & Environment has agreed to fund the West Dapto Centres Master Planning Project via the Regional Housing Strategic Planning Fund, which will support Council in planning for housing supply to meet local community needs.
- The Fund addresses the need for improved upfront strategic planning, including investment in technical studies to resolve barriers to new housing earlier in the planning process. This will ensure subsequent planning assessments and processes can be streamlined and rezoned land is practical and feasible to develop.
- URBIS has been engaged to carry out urban design work and engagement with landowners as part of this work.
- There was a general discussion by the Committee members regarding Town Centre and Neighbourhood shopping centre footprints, walkability and driving to centres.

West Dapto Green Network Master Plan

- The draft Plan is currently with staff for internal comment prior to being revised for reporting to Council.
- A report on the draft Green Network Master Plan is anticipated to be presented to Council mid-year. This could potentially come to Councillors for consideration as a package along with the West Dapto section 7.11 draft contributions plan 2023.

Memorial for Vicky King

- Under consideration – to be discussed at the next Ward 3 Councillor Forum.

12 WEST DAPTO ACCESS STRATEGY

Upgrade of West Dapto Road

- Council has been in constant contact with community members throughout the upgrade of West Dapto Road to deliver infrastructure which will ensure community safety and improved access for this growing area now and into the future.
- Line marking will be taking place on 15-16 March 2023 working outside of peak hours – at night, so to minimise impacts to local residents.
- Approximately 36 projects have been finalised in the West Dapto area.
- A list of finalised West Dapto projects is available on Council's Website - <https://wollongong.nsw.gov.au/council-projects/ongoing-projects/west-dapto/west-dapto-projects>

13 WEST DAPTO S7.11 DEVELOPMENT CONTRIBUTIONS PLAN 2020

- Discussed
- Development income for the year is \$5million which has flow on effects for infrastructure works.

14 PLANNING PROPOSALS

- Noted.

15 NEIGHBOURHOOD PLANNING

- Noted.

16 CURRENT DEVELOPMENT APPLICATIONS

- Working on making improvements to our systems and processes in relation to development applications and subdivisions. The NSW Department of Planning and Environment Project Delivery Unit team has offered assistance.
- Discussed Stream Hill.
- Discussed slow down of development with increase of over 40% in construction costs over the last 18 months.

17 GENERAL BUSINESS

- Meetings moving forward will involve strategic conversations.
- Report updates will still be provided and discussed by exception.
- Meetings to be held less frequently / as required.

The meeting concluded at 5.50pm.

Minutes to be confirmed at the next meeting – to be advised.