

Minute No.

**CONFIRMATION OF MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON
TUESDAY, 23 NOVEMBER 2010**

- 168 **RESOLVED UNANIMOUSLY** that the Minutes of the Ordinary Meeting of Council held on Tuesday, 23 November 2010 (a copy having been circulated to Administrators) be taken as read and confirmed.

ADMINISTRATORS' MINUTE

**ITEM A1 - RENEWAL OF THE GENERAL MANAGER'S EMPLOYMENT
CONTRACT**

- 169 **RESOLVED UNANIMOUSLY** that -
- 1 Council offer the present General Manager a new contract of employment consistent with the Standard Contract of Employment for General Managers issued by the Division of Local Government, subject to an exchange of letters between the Administrators and the General Manager.
 - 2 The term of the contract be for a period of two (2) years, commencing on 15 December 2010.
 - 3 Any one Administrator be delegated to finalise and sign the contract documentation.

PLANNING AND ENVIRONMENT DEPARTMENT

**ITEM 1 - DRAFT WEST DAPTO RELEASE AREA - SECTION 94 DEVELOPMENT
CONTRIBUTIONS PLAN (ESP-100.05.002) - REPORT OF MANAGER
ENVIRONMENTAL STRATEGY & PLANNING (ACTING) (DH) 30/11/10**

- 170 **RESOLVED UNANIMOUSLY** that -
- 1 The West Dapto Release Area - Section 94 Development Contributions Plan (2010) be adopted with the following minor amendments:
 - a Update infrastructure listings and maps for Roads, and Open space and recreation as outlined in this report.
 - b Amend structure and clauses as outlined in this report.
 - c Amend the contribution rates to \$29,205 per dwelling/lot and \$37,351 per hectare for employment land.
 - 2 The adoption of the Plan be notified in the local newspapers in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000. The notification include advice that the Horsley Section 94 Development Contributions Plan is repealed upon the commencement of the draft West Dapto Release Area Section 94 Development Contribution Plan.

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- 3 Application be made to the NSW Minister for Planning re-nominating West Dapto as a Greenfield area so that the \$30,000 contribution cap can apply.
- 4 A planning proposal be submitted to the NSW Department of Planning requesting that the Wollongong Local Environmental Plan (West Dapto) 2010 be amended by amending the Land Acquisition Reservation Map to indicate Council's proposed acquisition of Iredell Road for local road widening.
- 5 If approved by the NSW Department of Planning, the planning proposal be exhibited for a minimum period of twenty eight (28) days. The exhibition include notification to affected land owners.
- 6 The resolutions for road reservations and road widening be included in Section 149 Planning Certificates.

ITEM 2 - DRAFT PLANNING AGREEMENT - STOCKLAND DEVELOPMENT - BONG BONG ROAD, HORSLEY [POST EXHIBITION] (ESP-100.05.008) - REPORT OF MANAGER ENVIRONMENTAL STRATEGY & PLANNING (ACTING) (DH) 29/11/10

171 RESOLVED UNANIMOUSLY that -

- 1 Council endorse, in principle, the entering into of a Planning Agreement with Stockland Development Pty Ltd generally in accordance with the terms of the draft Planning Agreement attached to the report.
- 2 Authority be delegated to the General Manager to negotiate and finalise a Planning Agreement with Stockland Development Pty Ltd generally in accordance with the terms of the draft Planning Agreement attached to the report.

ITEM 3 - WEST DAPTO RELEASE AREA - REVISED DRAFT DEVELOPMENT CONTROLS [POST EXHIBITION] (ESP-100.02.002) - REPORT OF MANAGER ENVIRONMENTAL STRATEGY & PLANNING (ACTING) (DH) 29/11/10

172 RESOLVED UNANIMOUSLY that -

- 1 The revised Chapter D16 West Dapto Release Area (Attachment 2 of the report) be adopted with the minor amendments outlined in this report.
- 2 The adoption of the Chapter be notified in the local newspapers in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000. The notification include advice that the Horsley Development Control Plan No 97/20 will be repealed upon the commencement of Chapter D16 West Dapto Release Area.
- 3 Letters be sent to persons who made submissions advising of the adoption and thanking them for their input.

2 Roads

The exhibited draft Plan provided for \$357 million of road and transport infrastructure which consisted of:

- “Difficult to deliver roads” (i.e. roads, associated bridges and intersections that don’t adjoin developable land or where adjoining development has already commenced. All Initial Access Strategy Works are also included);
- Isolated bridges;
- Sections of the 1 in 100 Flood Access main link, not included in the “Difficult to deliver roads”; and
- The cost difference between two (2) and four (4) lane road construction for roads not classed as “Difficult to deliver”.

The scope of “Difficult to deliver roads” has been further refined and the following additions made:

- Upgrade of Bong Bong Road between Fairwater Drive West and Rich Drive;
- Widening and upgrade to Road 7 (Existing Iredell Road), only that part fronted by existing development; and
- 50% of required upgrade of Wongawilli Road.

The cost rates utilised in the Section 94 plan were provided by GHD who reviewed Council’s internal rates earlier this year. These rates have been maintained but will be further reviewed against the results of market tendering of the Initial Access Strategy projects, which are not yet available in sufficient quantum to revise the currently adopted rates. The first of these tenders is reported separately to Council at this meeting.

The remaining road infrastructure not included in the revised draft Plan will continue to be delivered directly via adjoining developments via conditions of consent.

Council at its meeting on 27 October 2009 endorsed the Initial Access Strategy of \$71.45 million to improve access to the release area. This strategy is likely to take some ten (10) years to complete and will consume the majority of Section 94 income for that period. The success of Council’s NSW Local Infrastructure Fund application of \$26 million enables the program to be accelerated. Council is required to spend the loan in eighteen (18) months and repay the loan over ten (10) years. Council is continuing as planned with the implementation of the first stage of the Initial Access Strategy with physical works having commenced in August 2010.

3 Road Widening

It has been identified that existing Iredell Road reservation requires widening to accommodate two (2) trafficable lanes to accommodate future development of New Road 7, which includes the upgrade of existing Iredell Road as part of the proposed Road network.

The existing road reservation is 12.56 metres in width. A minimum road reservation width of 15.56 metres is required to accommodate the proposed two (2) lane road. As the southern side of Iredell Road has been developed for housing, the proposed widening is proposed to occur on the north side of the existing road reserve, as shown below.

Funding for the acquisition is required only for the first section between Shone and Hubbard Avenue and is estimated to be \$22,895 which is included in the revised amended draft Plan. The second section between Hubbard Avenue and Rich Drive will be dedicated via condition of consent when development of the land adjoining to the north occurs.