

Wyee West Landowner Reference Group minutes

Location:	Wyee Seventh Day Adventist Church	Date:	Thursday 4 February 2021
Chair:	Samantha Hardie	Time:	6.30pm – 8pm
Invitees:	Councillors: Cr John Gilbert, Cr Nick Jones, Cr David Belcher Council staff: CFO Dwight Graham, Jack Nicholas, Wesley Hain, Kirsty Hammer, Jo Dunkerley, Aaron Nash, Karena Thomas, Kate Davies, Landowners: Kathryn Kacperek, Lyndie Menken, Tracey Jones, Judex, Joanne Cho, Martin Foster Community members: Barry Chapman (Seventh Day Adventist church)		

Agenda Items

Meeting commenced 6.35pm

Agenda Item Ref	Agenda Item	Staff
1	<p>Apologies</p> <p>Cr Nick Jones, Cr David Belcher, Kathryn Kacperek, Tracey Jones.</p>	Sam Hardie
2	<p>Introductions</p> <p>Welcome and introduction of new staff involved in the project.</p>	Sam Hardie
3	<p>Development Plan design update, process and costings</p> <p>All attendees looked at plans of the proposed infrastructure works – engineering, sewer, water and electricity plans available for review. Questions fielded by various staff relating to the plans, areas of biodiversity, zoning, adjoining development.</p>	Sam Hardie
4	<p>Cost allocation</p> <p>PowerPoint presentation by Council finance staff. Questions asked throughout.</p> <p>The allocation models proposed Land Area, Land Value, and Uplift (estimate of value uplift received from development). Rationale for these three models was provided. The figure of 20 million dollars was used as estimated total cost</p> <p>The figures shown in the meeting were for the purposes of demonstrating the variance of outcomes for each allocation method. Final costings for infrastructure are still yet to be determined.</p> <p><u>Cost allocation discussion</u></p> <ul style="list-style-type: none"> • Variation in land size between smallest and largest sites: Smallest 550m²; largest approx. 1,000m². • Difficulty of calculating value uplift. Development enhances property value; some lots receive a more attractive uplift. This is a useful way to think, but difficult to reach agreement on current and developed land value. • Alternative methods of distribution: e.g. all landowners paying an equal amount, or based on frontage width. Fairness of each method was discussed. Uplift method may not be viable for small blocks, if payment is distributed evenly. • Discussion around lots with road frontage on Bushell’s Ridge Road – have power and roads. 	Jack Nicholas / Dwight Graham

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	<ul style="list-style-type: none"> • All allocation methods have pros and cons, and will result in a variety of outcomes • The total cost of works will not be known until we go to tender. • Discussion about use of rates that have been paid by landowners. <p>Payment options</p> <p>Three payment options were presented:</p> <ol style="list-style-type: none"> 1. Pay upfront by pre-determined date. 2. Council takes a charge over the property which is repaid according to a payment plan. 3. Council takes a charge over the property which is paid in full when the property changes ownership. <p><u>Payment options discussion</u></p> <ul style="list-style-type: none"> • Positive reception from group. • Details of a potential upfront loan are to be confirmed. Positive discussion around some fixed rate low interest loans that are currently available. • We have not yet worked out which land owners get which payment methods. Open to ideas including means testing. • Discussion of cash flow and viability if no one pays upfront. • Question: what did Landcom do for Riverstone? Taken on notice. • Discussion on whether those who rely on the housing as their principal place of residence can be assisted. • Discussion on the time provided to owners to comply with building inspection findings. Update provided on compliance inspection reports. Meeting with internal staff next week to finalise reports. Will distribute information on how to do upgrades to dwellings. Intention is to allow a generous amount of time for landowners to do works. • Discussion on how to expedite this process. Next steps: meeting monthly, prepare a project plan and advise group. • Suggested that the whole landowner group would appreciate being informed. Noted and agreed. 	<p>Jack Nicholas / Dwight Graham</p>
7	<p>Next Meeting</p> <p>March TBC – Wyee Seventh Day Adventist Church</p>	SH

Meeting closed 7.53pm

Action item log

Item number	Details	Responsibility	Due	Progress
1	Confirm how much has been paid in rates and how much has been spent by	Dwight Graham/ Jack Nicholas	March	

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	Council on the paper subdivision area. Report back to LRG.			
2	Research Riverstone payment options and report back to LRG.	Kirsty Hammer	March	
3	Research if local government has authority to obtain investor information or administer a scheme.	Dwight Graham	March	
4	Prepare an in-person information day at Wyee in first quarter of 2021.	Kirsty Hammer/ Karena Thomas	March/April date TBC	