

## Wyee West Landowner Reference Group minutes

<b>Location:</b>	Wyee Seventh Day Adventist Church	<b>Date:</b>	Thursday 4 March 2021
<b>Chair:</b>	Kirsty Hammer	<b>Time:</b>	6.30pm – 8pm
<b>Invitees:</b>	Councillors: Cr John Gilbert, Cr Nick Jones, Cr David Belcher Council staff: CFO Dwight Graham, Kirsty Hammer, Karena Thomas (minutes) Landowners: Kathryn Kacperek, Lyndie Menken, Tracey Jones, Judex, Joanne Cho, Martin Foster Community members: Barry Chapman (Seventh Day Adventist church)		

### Agenda Items

Meeting commenced 6.55pm

Agenda Item Ref	Agenda Item	Staff
1	<b>Apologies</b> Cr Nick Jones, Cr David Belcher, Cr John Gilbert, Kathryn Kacperek, Tracey Jones, Lyndie Menken,	Kirsty Hammer
2	<b>Acceptance of minutes</b> Minutes from 4 February meeting accepted by Reference Group.	Kirsty Hammer
3	<b>Acceptance of agenda</b> Agenda items for 4 March accepted by Reference Group.	Kirsty Hammer
4	<b>Adopt updated Terms of Reference (TOR) and Code of Conduct</b> Kirsty presented the TOR and covered the purpose of the reference group. Amended TOR was adopted by the Reference Group. Reference Group reviewed the Code of Conduct for the group. All are happy with it as it stands	Kirsty Hammer
5	<b>Review of Action items</b> <p><b><i>Confirm how much has been paid in rates and how much has been spent</i></b></p> Council will draft information about how rates are spent in the LGA and provide on project website for all landowners to read. <a href="https://shape.lakemac.com.au/wyee-paper">https://shape.lakemac.com.au/wyee-paper</a>	Kirsty Hammer
	<p><b><i>Research Riverstone payment options and report back to LRG</i></b></p> Presented this meeting. Refer to Item 6 below.	
	<p><b><i>Research if local government has authority to obtain investor information or administer a scheme.</i></b></p> Dwight Graham researched this. Would need to lodge an application for every landowner each year through the ATO and monitor consistently – massive administrative undertaking and is not recommended as a solution for part subsidising the works.	
	<p><b><i>Prepare an in-person information day at Wyee in first quarter of 2021.</i></b></p>	

	See update in Action item table below.	
6	<p><b>Riverstone:</b> Process followed by Urban Growth in Riverstone paper subdivision</p> <p>Kirsty explained Riverstone example. Council will look at their Development Plan as an example to draw from. Covered the staged approach of the development as well as how costs were allocated and how much people paid.</p> <p>The Riverstone ballot originally received a no vote. Kirsty will look into reasons for this.</p> <p>Total costs for Riverstone was around \$29 million. Single lots were \$300K contributions. Not many people lived there at the time and the whole area needed to be re-subdivided. Re-subdivision is not needed at Wyee West.</p> <p>In terms of payment, Riverstone landowners were offered upfront payments or trade land. There was no deferred payment on the title.</p>	Kirsty Hammer
7	<p><b>Financial Modelling:</b> Q&amp;A on proposed financial model for cost allocation and payment options</p> <p>Dwight ran through the payment options discussed last month. Council staff are considering these options – however they still need to be considered at a Council meeting before they can be formally available to use.</p>	Dwight Graham
8	<p><b>Project Plan:</b> Overview of process from here</p> <p>Kirsty showed the project plan and highlighted risk points that the Project Team cannot control that may affect the timeline.</p>	Kirsty Hammer
9	<p><b>Consultation plan:</b></p> <p>Karena ran through consultation timeline. Council staff (Karena and Kirsty) will be based at the Seventh Day Adventist Church weekly on Thursday 10am – 2pm from 18 March.</p> <p>A Town Hall information session is being arranged for 8 April for the broader community.</p>	Karena Thomas
	<b>Close meeting</b>	8pm

Meeting closed 8.05pm

Action item log

Item number	Details	Responsibility	Due	Progress
1	Develop information about rates	Kirsty Hammer/ Karena Thomas	March	In progress
2	Research Riverstone payment options and report back to LRG.	Kirsty Hammer	March	Completed
3	Research Riverstone 'no' vote	Kirsty Hammer	April	Not started
4	Research if local government has authority to obtain investor information or administer a scheme.	Dwight Graham	March	Completed
5	Look at feasibility of discounted payment for upfront payment options.	Dwight Graham	April	Not started
6	Research Centrelink model for means testing.	Dwight Graham	April	Not started
7	Prepare an in-person information session – 8 April	Kirsty Hammer/ Karena Thomas	April	In progress
8	Investigate future Q&A with Newcastle Permanent CFO	Kirsty Hammer	April/ May	Not started