



Wyee West Paper Subdivision Reference Group

Minutes: Meeting #17

DATE: Thursday 3 June, 2021
TIME: 6:30pm – 8:00pm
VENUE: Wyee Seventh Day Adventist Church, 20 Gorokan Road, Wyee
CHAIR: Kirsty Hammer, Special Project Officer – Wyee West
ATTENDEES: Landowners – Joanne Cho; Martin Foster, LMCC Representatives - Louise Bustin (minute taker)

Item #	Agenda item
1	Apologies
	Landowners - Judex, Tracey Jones: Kathryn Kacpersek; Cr Nick Jones, Cr David Belcher, Cr John Gilbert
2	Acceptance of Minutes 6 May 2021
	Minutes accepted by Joanne
3	Acceptance of Agenda
	Group accepted agenda
4	Review Action Items – Update on progress – all
	Action Log #1: In progress. Five expressions received to date. Selection criteria set to create diversity (e.g. more male representation, owners/residents of other streets). Members must be keen to talk to other landowners. Kirsty will table applications at the next meeting to discuss. Expect to have three new members at August meeting. Action Log #2: Complete - Landowners suggestion to create the Facebook page – Judex advised it is set up and currently has four members – Kirsty will check with Judex and Tracey on best way to get word out to other residents/owners. The page will have no Council involvement or membership. Action Log #3: In progress – Refer to Agenda Item 6.
5	Discussion Items - What have we been working on?
	Meeting with Landcom

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	<ul style="list-style-type: none"> • Meeting was productive – Landcom’s basic budget is in the development plan. Landcom added about 40% to original estimate for contingencies, and as it took five years to roll out construction, they have almost spent all monies. Landcom’s subdivision was 150 lots initially. • Landcom had considerable costs in relation to contaminated soil. • Landcom’s Schedule 4 shows cost of actual physical works - \$21.4M (compared to Wyee’s \$18.6M) for roads, drainage, electricity, water, sewerage, telecommunications and landscaping. Plus development and administrative costs of \$7M (background reports, levies fees and charges, staff time, legal fees, ballot). Process took Landcom 20 years, from preparation of development plan to final construction. • Landcom took on the role of subdivision authority (take money and coordinate the work) which is role we are recommending for Council. • Reference group members have previously been sent a copy of Landcom’s documentation. It is available at: Riverstone Publications - Landcom
	<p>Consultant studies and cost estimates:</p> <ul style="list-style-type: none"> • Contamination: first quotations received for a detailed contamination assessment for the historic orchard, areas of illegal dumping, and building works along interallotment drainage easements. Initial quotations will be refined in scope to bring cost down, after survey work complete. Affected owners will be notified prior to consultants commencing work. Results will tell us if a remediation plan is necessary. Decision to be made as to whether costs of remediation will be evenly shared or only applied to landowners of the affected blocks. • Survey: Survey of all internal lot boundaries and easements is being costed. Quotations expected by end of week. • Ballot: Quote put out to a Returning Officer to run ballot – expect costs back soon. • Planning consent: Part 5 Assessment (Review of Environmental Factors) does not incur development application fees. • Background studies will be used to complete the Part 5 Assessment. Costs may apply to finalise these studies. Currently being confirmed. • Once studies are underway, Development Plan costs will be reviewed in more detail.
	<p>Updates to program</p> <ul style="list-style-type: none"> • Project plan has been removed from website and is being updated. Updates will reflect: <ul style="list-style-type: none"> ○ Studies will be carried out during June to August. ○ Council enters “caretaker period” in August prior to elections in September and inductions for new Councillors in October ○ Report will likely be submitted to Council in November ○ Landowner Ballot may occur in February 2022, if Council agrees on a funding model. <p>When timeline is more definite, the revised project plan will go on website.</p>

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	<p style="text-align: right;">Action: Kirsty</p> <ul style="list-style-type: none"> • Delay in going to Council means we can investigate possibility of taking advantage of the Building Better Regional Cities Grant – Kirsty will investigate when next round opens. We need to know if we can secure grant funding before costs to residents go into development plan agreement. <p style="text-align: right;">Action: Kirsty</p> <ul style="list-style-type: none"> • Expect to have refined costs ready to be tabled at the September Reference Group Meeting. • Construction will be through competitive process.
6	<p>Draft Development Plan: Matters of concern to landowners</p>
	<ul style="list-style-type: none"> • Riverstone Explanatory notes are too complicated and need to be 'friendlier'. • Council's Engagement/communication team working on different methods to present the information. • Noted that landowners want to know about grant money and whether Council agrees to forward fund. • Options for housing loan schemes being explored with community housing providers. <p style="text-align: right;">Action: Kirsty</p> <p>Initial discussions held. Development Plan & Explanatory notes document were emailed to all members. All to review with a zoom meeting to be held in 3 weeks to discuss any concerns & questions.</p> <p style="text-align: right;">Action: Kirsty set up meeting</p> <p style="text-align: center;">All review Riverstone Development Plan & Explanatory Notes</p>
	<p>Meeting concluded at 8:05pm</p> <p>Next meeting scheduled for Thursday 1 July – 6:30pm</p>

ACTION ITEM LOG:

Item No:	Details	Responsibility	Due	Status
1	Set up Expressions of Interest process and advertise among landowners for three new Reference Group members	Kirsty Hammer	June	In progress. Five expressions received to date. Kirsty will table applications at June meeting
2	Set up a Facebook page for landowners to post	Judex and Tracey	June	Complete - currently has four members – Kirsty will check with Judex and Tracey on best way to get

	ideas/concerns WITHOUT Council involvement.			word out to other residents/owners
3	Reference Group members to review the Development Plan and provide feedback on how to simplify document so it is easily understood and landowners feel comfortable to vote in ballot	All members	June	In progress – Landowners reviewing and will provide comment.
4	Building Better Regional Cities Grant – Kirsty will investigate when next round opens	Kirsty Hammer	August	Listed
5	Kirsty to update project plan and reload on to website	Kirsty Hammer	September	Listed