

## Wyee Paper Subdivision Reference Group

### Minutes: Meeting #20

**DATE:** Thursday 2 September, 2021

**TIME:** 6.30-8.15pm

**VENUE:** Teams online meeting

**CHAIR:** Special Project Officer Wyee paper Subdivision – Kirsty Hammer

**ATTENDEES:** Landowners – Joanne Cho, Judex, Kathryn Kacperek, Cheryl Ashdown, Tracey Jones, and Tara McDermott

Item #	Agenda item
1	<b>Apologies</b>
	Landowners – Martin Foster, Garry Van Dyk, Councillor Gilbert, Councillor Jones, Councillor Belcher
2	<b>Acceptance of Minutes 5 August 2021</b>
	Minutes accepted by Judex
3	<b>Acceptance of Agenda</b>
	Group accepted agenda
4	<b>Meeting with Council Executive staff – changes to program</b>
	Kirsty updated the group on outcome of the meeting with Council executive staff: <ul style="list-style-type: none"> <li>• Executive reaffirmed support for the project and to providing essential services and will assist to find funding.</li> <li>• We need to approach State and Federal Government for external funding, and know the outcomes, before we can make decisions on how much landowners will pay.</li> <li>• Council will aim to improve safety for residents in areas of sewage, bushfire, waste and unsafe structures.</li> <li>• Council is proceeding with studies and plan amendments to make sure the project is “investment ready”.</li> <li>• Existing residents can remain in their dwellings while we explore funding and work towards finalising the Development Plan.</li> <li>• Council will communicate all of these points to landowners.</li> </ul>
5	<b>Review Action Items – Update on progress – all</b>
	Refer to Action Item log below

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6	<b>Known and unknown costs</b>
	Current Development Plan budget presented. Further studies are needed to confirm contamination costs, staging of works, treatment of the gas main and planning consent. These will be underway within the next few months and will assist to confirm the remaining unknown cost items.
7	<b>Funding approaches</b>
	Council staff are putting together a funding strategy to approach both Federal and State governments. The National Housing Infrastructure Facility is a Federal funding arrangement that Council will explore. Council is also making specific approaches to State and Federal government.
8	<b>Community Housing Providers</b>
	Council staff are pursuing funding targeted at assisting residents to upgrade or replace their housing with compliant dwellings. Kirsty has had initial discussions with Department of Communities and Justice, an affordable housing property developer, providers of modular and low-cost housing options, and community housing providers. There are a range of options that may be available with further investigation. Council staff are looking for funding to provide housing assistance after the essential services are delivered.
	<b>Any other business:</b> Nil.
	Meeting concluded at 8.15pm

**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	Complete
2	Set up a Facebook page for landowners to post ideas/concerns without Council involvement	Judex and Tracey	September	In progress  <b>Update:</b> Landowners requested Council to distribute the facebook link in the next landowner mail out, as Council is unable to release contact details of landowners.  Tracey to put posters around the subdivision

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				and make sure the questions allow tenants to join as well as landowners.
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 <b>Update:</b> On hold pending funding model
4	Building Better Regional Cities Grant	Kirsty Hammer	August	Approach made to State Government.  Refer to discussion item: funding approaches
5	Project plan update	Kirsty Hammer	September	Wait until a timeframe is known
6	Advise all applicants of the outcome of EOI process and invite the three successful applicants onto the group	Kirsty Hammer	July	Complete  Kirsty has called applicants. One declined
7	Make enquiries with Pacific Link to discuss a potential site visit of their development next to Gosford Hospital	Cr Gilbert	October	Complete  Visit to tiny homes site to be arranged after COVID-19 lockdowns  <b>Kirsty</b> to follow up rules for tiny homes in Lake Macquarie
8	Offer the remaining Reference Group position to next selected applicant, Tara McDermott	Kirsty Hammer	August	Complete – position accepted
9	Summarise actions taken to date in discussions with community housing providers	Kirsty Hammer	September	Refer to discussion item 8.
10	Summarise known Development Plan costs for Reference Group Review	Kirsty Hammer	September	Refer to discussion item 6.
11	Summarise decisions made by the Reference Group previously on electricity and consideration of solar off-grid system	Kirsty Hammer	October	In progress
12	Review Riverstone Development Plan and explanatory notes – consider how to make it more understandable to landowners	All	September	Listed  <b>Update:</b> On hold pending funding model