

Wyee Paper Subdivision Reference Group

Minutes: Meeting #21

DATE: Thursday 7 October, 2021

TIME: 7:00-8.30pm

VENUE: Teams online meeting

CHAIR: Special Project Officer Wyee paper Subdivision – Kirsty Hammer

ATTENDEES: Landowners – Joanne Cho, Judex, Cheryl Ashdown, and Tara McDermott, Garry Van Dyk, Councillor Gilbert, Amy DeLore

Item #	Agenda item	Time
	<i>Administrative items</i>	7:00pm
1	Apologies - Kathryn Kacperek, Tracey Jones, Martin Foster, Councillor Jones, Councillor Belcher	
2	Acceptance of Minutes 2 September 2021 - accepted	
3	Acceptance of Agenda – accepted, noting Action items log has been restructured to separate actions into completed, on hold and underway	
	<i>Review Action Items (refer to Action Item Log below)</i>	7:05pm
4	Updates on progress - all	
	<i>Discussion items</i>	
5	Funding Update - Amy DeLore, Council's Government Relations and Policy Advisor Amy provided an update on the advocacy plan. We have a contact list and are proceeding to raise awareness about the project through levels of government.	7:20
6	Project Plan for 2021 Kirsty provided an update. We are proceeding with land surveys of the proposed easements. After that we will undertake a contamination study to confirm potentially contaminated land. These studies will help us confirm the costs of installing essential services along the easements (sewer and stormwater). We are also having a staging plan completed to confirm the costs of staging the works to allow residents to remain in place. Landowners will be notified of Council and consultant work in the	7:30

	subdivision, especially where we require access to private properties.	
7	<p>Small and Affordable Housing options</p> <p>We discussed the options for building tiny homes, manufactured homes, modular housing and other affordable housing options once essential services are connected.</p> <p>We also discussed the planning approvals process. If future houses can be assessed as complying development this is a cheaper and quicker option for planning consent. We will be proposing that the Local Environmental Plan is amended to allow this to happen in future.</p> <p>Further clarity is needed around the options and difficulties in getting approval for tiny homes, modular homes and mobile homes for permanent dwellings. Kirsty will contact Council's development assessment team to discuss this, and share further information at the next meeting.</p>	7:45
8	<p>Alternative energy systems</p> <p>The group discussed a study that CSIRO prepared in 2019 for the paper subdivision, to provide electricity via a shared solar energy system. An initial discussion noted:</p> <ul style="list-style-type: none"> - High upfront costs of a shared battery system - CSIRO did not evaluate an off-grid system (acknowledged this would bring down costs) - The benefits of a shared solar battery grid are lower ongoing fees. The system pays for itself with less fees over time. However upfront costs and costs of battery replacement make it more expensive than an Ausgrid electricity network - That system would also need a location(s) for battery storage - The CSIRO document will be sent to Reference Group for review and discussed in more detail at our November Reference Group meeting - The group felt that alternative off-grid energy systems should be explored as a way to bring down the costs of the essential services. Grant funding may be available to assist with this cost and should be explored - This would support an alternative subdivision that looks and feels different to the norm. The group felt that they had requested this in the past but it was not reflected in the current subdivision plans - Further work is needed to explore these issues and the approach to alternative energy will be discussed again in November 	8:00
	<i>Any other business – All</i>	8:15pm
	<p>Discussed matters raised by email after September meeting:</p> <ul style="list-style-type: none"> - Agreed Minutes should be more detailed. - Access to studies already completed – if studies are still 	

	<p>accurate they can be released for landowners to review. Kirsty to assess the studies we have and release these for landowner information as appropriate. Note the Bushfire Threat Assessment is currently being revised.</p> <ul style="list-style-type: none"> - Will Council vote in the landowner ballot? Discussion postponed to next meeting due to time. 	
	Close meeting – 9:10pm	8:30pm

ACTION ITEM LOG:

ITEMS UNDERWAY

Item No:	Details	Responsibility	Due	Status
1	Funding program	Kirsty Hammer	October	Refer to discussion item 5
2	Report on rules for tiny homes in Lake Macquarie	Kirsty Hammer	October	Refer to discussion item 7
3	Summarise decisions made by the Reference Group previously on electricity and consideration of solar off-grid system	Kirsty Hammer	October	Refer to discussion item 8

COMPLETED ITEMS

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	Complete
3	Advise all applicants of the outcome of EOI process and invite the three successful applicants onto the group	Kirsty Hammer	July	Complete
4	Make enquiries with Pacific Link to discuss a potential site visit of their	Cr Gilbert	October	Complete

Item No:	Details	Responsibility	Due	Status
	development next to Gosford Hospital			
5	Offer the remaining Reference Group position to next selected applicant	Kirsty Hammer	August	Complete
6	Summarise actions taken to date in discussions with community housing providers	Kirsty Hammer	September	Complete
7	Summarise known Development Plan costs for Reference Group Review	Kirsty Hammer	September	Complete
8	Notify landowners of Facebook Page	Tracey & Kirsty	October	Council to distribute the facebook link in the next landowner mail out. Complete.

ITEMS THAT ARE ON HOLD

Item No:	Details	Responsibility	Due	Status
1	Review the Riverstone Development Plan and explanatory notes – provide feedback on how to simplify document so it is easily understood and landowners feel comfortable to vote in ballot	All members	After funding is determined	Commenced - On hold
2	Site visit to Pacific Link Tiny Homes development next to Gosford Hospital	Cr Gilbert	After COVID Lockdowns	On hold