

Wyee Paper Subdivision - Reference Group

Minutes: Meeting #22

DATE: Thursday 4 November, 2021
TIME: 7:00pm – 8:30pm
VENUE: Microsoft Teams (online) meeting
CHAIR: Kirsty Hammer, Special Project Officer – Wyee Paper Subdivision
ATTENDEES: Cheryl Ashdown

Item #	Agenda item	Time
	<i>Administrative items</i>	7:00pm
1	Apologies – Barry Chapman, Landowners – Joanne Cho, Judex, Tara McDermott, Garry Van Dyk, Kathryn Kacpersek, Tracey Jones, Martin Foster, Councillors: Councillor Gilbert, Councillor Jones, Councillor Belcher	
2	Acceptance of Minutes 7 October 2021 – deferred to next meeting	
3	Acceptance of Agenda – deferred to next meeting	
	<i>Review Action Items (refer to Action Item Log below)</i>	-
	<p><i>The agenda proposed for this meeting was not deferred to next meeting due to inability of members to attend.</i></p> <p><i>Informal discussion was held on the following items:</i></p> <p><i>Importance of local ecosystem to residents & character of Wyee as a rural village</i></p> <p><i>Status of roads</i></p> <p><i>Alternate energy systems and funding: discussion of CSIRO report</i></p> <p><i>Impact of bushfire asset protection on vegetation and required clearing</i></p>	
4	Updates on progress – deferred to next meeting	
	<i>Discussion items – updates are provided below for Reference Group to review; discussion deferred to next meeting</i>	
5	<p>Funding Update</p> <p>Meetings have been held with Department of Planning, Industry and Environment staff, office of the Minister for Land, Housing and Water, Regional Housing Taskforce and Dantia (Lake Macquarie's Economic Development firm).</p> <p>Objectives are to brief staff on the project, provide a general</p>	-

	<p>background, and outline the need for funding. Building awareness of the project throughout State Government.</p> <p>An application has been submitted for funding under the National Housing Infrastructure Facility (NHIF). First meeting held – further discussion required.</p> <p>Dantia provided information on funding models for affordable housing. We'll look into this in detail over the next 2 months.</p>	
6	<p>Project Plan Progress update</p> <p>Council Surveyors have commenced work on marking out easements and other key boundaries.</p> <p>Next week Kirsty will be conducting a survey of buildings located in the easements.</p> <p>We may review the location of easements after the land surveys are complete.</p> <p>After land surveys are complete our consultants will come and conduct investigations on contamination and biodiversity.</p> <p>Our engineers are preparing a Staging Plan to help cost the staging of the development.</p> <p>We have a draft revised Bushfire Threat Assessment from our bushfire consultant – it has been updated to respond to the latest requirements of Planning for Bushfire Protection. We are working through the impacts of asset protection zones.</p>	-
7	<p>Alternative energy systems & funding options</p> <p>Group discussion about the process to consider this option – deferred to next meeting.</p> <p>Key questions:</p> <p>What information do we need to gather?</p> <p>What is the best way to involve all landowners in this discussion?</p>	-
8	<p>Will Council vote as a landowner in a landowner ballot?</p> <p>Council owns 1 lot in the subdivision (18 Waropara Road). According to the paper subdivision legislation Council could have one vote in the landowner ballot. Council could choose not to vote, but Council's lack of a vote would count as a "no" vote under the legislation.</p> <p>Suggest Reference Group make a recommendation to Council. Council staff would consider this question closer to the time of the ballot.</p>	-
9	<p>Small and Affordable Housing options</p> <p>Our understanding is that any application for a mobile house, tiny house, modular house etc would need to be assessed as a development application. We're still working on clarifying the process and key hurdles.</p>	-
	<p><i>Close meeting. Next meeting: 2 December 2021.</i></p> <p><i>There will not be a meeting in January 2022</i></p>	8:00pm

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 9
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 7

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 development next to Gosford Hospital	Cr Gilbert	October	Complete
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	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