

Wye Paper Subdivision - Reference Group

Minutes: Meeting #23

DATE: Thursday 2 December, 2021

TIME: 7:00pm – 8:30pm

VENUE: Wye Seventh Day Adventist Church, 20 Gorokan Road, Wye and online (MS Teams)

CHAIR: Kirsty Hammer, Special Project Officer – Wye Paper Subdivision

ATTENDEES: Tara McDermott, Kathryn Kacpersek, Joanne Cho, Garry Van Dyk, Martin Foster, Cheryl Ashdown

Item #	Agenda item	Time
	<i>Administrative items</i>	7:30pm
1	<p>Apologies: Judex</p> <p>The group notes that past practice has been to list all who did not attend as apologies. Minutes will now reflect only those who have given their apologies prior to the meeting as apologies.</p>	
2	<p>Acceptance of Minutes 7 October 2021 & Minutes 4 November 2021</p> <p>Accepted with changes as noted by Cheryl:</p> <ul style="list-style-type: none"> - October meeting minutes to note the special bushland character of Wye and the importance of bushland to residents and owners. - Amend date of October meeting minutes to 7/10 	
3	Acceptance of Agenda - Accepted	
	<i>Review Action Items (refer to Action Item Log below)</i>	7:40pm
4	Updates on progress - all	
	<i>Discussion items</i>	
5	<p>Funding Update</p> <p>Meetings held with Department of Planning, Industry and Environment staff, Regional Housing Taskforce and Dantia (Lake Macquarie's Economic Development firm).</p> <p>Objectives are to brief staff on the project, provide a general background, and outline the need for funding. Building awareness</p>	7:50

	<p>throughout State Government.</p> <p>An application is under preparation to receive funding from the National Housing Infrastructure Facility (NHIF). This application is a focus for this month.</p> <p>We discussed the proportion of affordable housing in Wyee, how to be aware of development applications, and targeting funding for energy saving initiatives and ecological initiatives. We have not found these funding opportunities yet.</p>	
<p>6</p>	<p>Project Plan Progress update</p> <p>Council Surveyors have commenced work on marking out easements and other key boundaries. At the same time Kirsty is conducting a survey of buildings located in the easements.</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 – updated to respond to the latest requirements of Planning for Bushfire Protection. We are working through the impacts of asset protection zones.</p>	<p>8:00</p>
<p>7</p>	<p>Alternative energy systems & funding options</p> <p>Group discussion about the process to consider this option.</p> <p>Key questions:</p> <p>We would like to confirm whether it is more expensive to place electricity below ground or above ground. We discussed other factors that require electricity to be below ground: being located in a bushfire prone area, and that many of the existing poles will be in the way for future service installation.</p> <p>Can we find a grant for a shared solar system?</p> <p>How much of the subdivision currently has power?</p> <p>Are people currently allowed to install private power poles? Does Council or Ausgrid decide?</p> <p>Would Ausgrid charge a fee for having power extend past a lot, if the landowner did not connect?</p> <p>Does Hunter Water charge landowners for pipes that pass a property if the landowner does not connect?</p> <p>Noted that land in the Narara Eco Village was for an exclusive market and sold for approx.. \$500,000 per lot. That model won't work here.</p> <p>Battery systems are dropping in price – one member quoted \$3,900 for a 6.6KW system for a family, including battery. Can we have an electricity grid and off grid options?</p> <p>What is the best way to involve all landowners in this discussion? We could take a quick poll on the facebook page (29 members) on whether people want us to investigate this matter. Questions may include:</p> <p>“Is your biggest priority the lowest upfront cost or lowest ongoing cost?”</p> <p>“Are you interested in us investigating off-grid electricity solutions for the</p>	<p>8:10</p>

	<p>subdivision?”</p> <p>Kirsty will investigate whether Council can take a poll on the project website (Shape Lake Mac – Wyee Paper Subdivision). Reference Group members may choose to conduct a poll on the facebook page.</p>	
8	<p>Council vote 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. Council would likely request legal advice on this prior to holding a landowner ballot.</p>	8:50
9	<p>Small and Affordable Housing options – no further update provided. Guidelines to be circulated for discussion next meeting.</p>	9:00
	<p>Any other business – All</p> <p>Reference Group asked whether a park could be provided in the paper subdivision. Council contact to be provided to investigate parkland around Wyee.</p>	9:25pm
	<p>Close meeting</p> <p>There will not be a meeting in January 2022</p> <p>Next meeting: 3 February 2022, 7pm</p>	9:30pm

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 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