

Wye Paper Subdivision - Reference Group

Minutes: Meeting #24

DATE: Thursday 3 February 2022
TIME: 7-8.30pm
VENUE: Wye Seventh Day Adventist Church, 20 Gorokan Road, Wye
CHAIR: Special Project Officer – Wye Paper Subdivision Kirsty Hammer
ATTENDEES: Joanne Cho, Garry Van Dyk, Martin Foster, Judex, Barry Chapman

Agenda item Ref	Meeting details
	Administrative items
1	Apologies: Cheryl Ashdown, Kathryn Kacperek
2	Acceptance of Minutes – 2 December 2021 – Minutes accepted
3	Acceptance of Agenda – Agenda accepted
4	Review Action Item Log from previous meeting
	Action Item Log reviewed and updated – see below
	Issues for discussion
5	<p>Membership: Update to Committee Charter – Tabled and discussed. Group supportive of the document. More detailed review and discussion next meeting. Update on new Councillors – currently being briefed on groups. We should know next month which Councillors will represent Council on this group. Group members were reminded that non-attendance for three consecutive meetings would result in possible replacement of that group member. This is consistent with the group Charter and discussions in our previous meetings. The group reiterated support for this practice. KH to contact members who have not been present and confirm whether they wish to remain on the Reference Group. Replacements may be made from last EOI process.</p>
6	<p>Funding update: Kirsty met with NHFIC again today (3/2) to discuss the National Housing Infrastructure Facility loan/grant. We need Council approval to apply for a loan of this size. We are mapping out the process and timing of any necessary approvals in the next two weeks. We will know more by next Reference Group meeting. The group would like to discuss this in more detail next meeting. We are also actively pursuing any additional grants to bring costs down and/or make Council's loan more feasible.</p>
7	<p>Project Plan progress update Land survey: easements – Council surveyors are about half way through marking out future sewer and stormwater easements across the subdivision. Contamination investigation by consultants will follow once surveyors are finished. A Flora and Fauna Assessment is underway. This will provide information about the planning consent for the essential services. A Bush Fire Threat Assessment has been drafted and is currently being finalised by the consultant. Council is also considering how to protect existing residents from bush fire and other hazards, between now and the delivery of essential services.</p>

Agenda item Ref	Meeting details
8	<p>Costing update</p> <p>A staging plan drafted by ADW Johnson is currently being reviewed. ADW Johnson provided a revised Bill of Quantities to estimate costs of completing the work in two stages. This is under review and may alter the estimated costs of the development.</p> <p>We are yet to confirm costs of remediation.</p> <p>We are getting an estimate for above ground electricity – pending Ausgrid approval.</p> <p>If electricity is retained above ground that may result in removal of footpaths. This option is to be costed and considered.</p> <p>Solar power grants have been investigated and are chiefly for single dwellings. This would be up to individual landowners to apply once essential services are in place. No grants are known to be available for subdivision-wide solar power at present.</p>
9	<p>Small and affordable housing options</p> <p>We are still checking permissibility of smaller, affordable dwelling options. This includes working with others in Council (housing and community-focused staff) to explore options. Staff have discussed modular housing and tiny homes.</p> <p>A local example of a modular home on a rural block in Morisset was discussed – to be investigated.</p>
	Any other business?
	None
	Next meeting – Thursday 3 March

ACTION ITEM LOG:

ITEMS UNDERWAY

Item No:	Details	Responsibility	Due	Status
1	Funding program	Kirsty Hammer	March	Update – NHIF application
2	Report on rules for tiny homes in Lake Macquarie	Kirsty Hammer	March	Circulate current guidelines Confirm current permissions needed Investigate existing approvals for modular homes
3	Summarise decisions made by the Reference Group previously on electricity and consideration of solar off-grid system	Kirsty Hammer	March	KH investigate poll on website KH obtain costings for above ground power and confirm Ausgrid acceptance Options to maintain off-grid system? TBC pending investigation
4	Site visit to Pacific Link Tiny Homes development next to Gosford Hospital	Kirsty Hammer	March	We are sufficiently clear of COVID-19 lockdowns to progress this site visit. KH to contact Pacific Link Housing

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