

Wye Paper Subdivision - Reference Group

Minutes: Meeting #25

DATE: Thursday 3 March 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, Cheryl Ashdown, Kathryn Kacperek, Jack Nicholas (Council staff – Business and Financial Partner)

Agenda item Ref	Meeting details
	Administrative items
1	Apologies: Cr Nick Jones, Cr Brian Adamthwaite, Cr Belcher, Judex, Barry Chapman,
2	Acceptance of Minutes – 3 February 2022 – 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:</p> <p>Update: Committee Charter has been approved by Council.</p> <p>New Councillor members on group: Crs David Belcher and Nick Jones will be remaining on the reference group. Cr Brian Adamthwaite will be joining. Crs Adamthwaite, Jones and Belcher send their apologies for tonight's meeting.</p> <p>Update on member contact – members not attending have been contacted. Pending.</p>
7	<p>Project Plan progress update</p> <p>Land survey: easements – finished.</p> <p>Contamination investigation - to commence.</p> <p>Flora and Fauna Assessment – being finalised by Consultant.</p> <p>Bush Fire Threat Assessment – finalised by consultant and under review by Council.</p> <p>Consultant being engaged to provide estimates of above ground electricity and swale – looking at least cost options</p> <p>Costs to be re-estimated by May / June</p> <p>Risk management: reduction of risks for existing residents being considered by Council's Compliance team</p>
6	<p>Funding update:</p> <p>Discussion of two of the funding options currently being investigated by staff:</p> <ol style="list-style-type: none"> 1. NHIF grant / loan: would require Council to take out a loan. Not currently supported, further information being gathered to test viability. Discussed eligibility criteria for loans which would need to apply to landowners repaying an infrastructure debt. 2. Bank loans to landowners individually – investigating the barriers to landowners obtaining loans directly from banks and whether a government guarantee would assist. <p>Further investigation is needed regarding affordable housing options for those currently living in the subdivision who will need to replace dwellings due to compliance with building standards. The Reference Group noted that priority is on finding a solution for funding for infrastructure so work on affordable housing has been delayed. Unless funding for infrastructure proceeds there is no point securing affordable housing options. However, it was noted that workable, affordable housing options are important to securing landowner votes in a</p>

Agenda item Ref	Meeting details
	ballot and providing certainty around which dwellings can be retained once infrastructure is in place.
	Any other business?
	None
	Next meeting – Thursday 7 April (1 week before Easter)

ACTION ITEM LOG:

ITEMS UNDERWAY

Item No:	Details	Responsibility	Due	Status
1	Funding program	Kirsty Hammer	March April	Update – NHIF application – Update given, another update next meeting
2	Summarise decisions made by the Reference Group previously on electricity and consideration of solar off-grid system	Kirsty Hammer	March April	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

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	Kirsty Hammer	March Postponed	Postponed to place priority on funding the infrastructure
3	Report on rules for tiny homes in Lake Macquarie	Kirsty Hammer	March Temporarily on hold	Circulate current guidelines Confirm current permissions needed Investigate existing approvals for modular homes