

Wyee Paper Subdivision Reference Group Meeting 26

Location:	Wyee Seventh Day Adventist Church, 20 Gorokan Road, Wyee, and Microsoft Teams (online)	Date:	7 April 2022
Chair:	Kirsty Hammer	Time:	7pm - 8:30pm
Present:	Cr Brian Adamthwaite, Judex, Tracey Jones, Martin Foster, Barry Chapman, Garry Van Dyk, Joanne Cho, Cheryl Ashdown, Jack Nicholas (Council staff – Business and Financial Partner)		
Folder No:	F2014/00665/17/01		

Meeting Record

Agenda Item Ref	Meeting Details
1	Apologies: Kathryn Kacperek, Cr Belcher
2	Acceptance of Minutes 3 March 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. Discussion of action items in meeting agenda items 6 and 7
	Issues for Discussion
5	<p>Project Plan Progress Update</p> <p>Contamination study underway, samples taken for testing.</p> <p>Staging plan and revised Bill of Quantities (cost estimates) complete for the minimum cost development option.</p> <p>The Bush fire threat assessment is complete and provides an outline of the building standards that would theoretically be applied if the land in the subdivision were all cleared. We need this assessment to ensure the subdivision design could meet bushfire standards as far as possible – ie turning circles are large enough for fire fighting vehicles, roads are wide enough, and verges are treated as asset protection zones with no continuous vegetation.</p> <p>The building standards are theoretical until the subdivision is fully developed. Until then, every lot in the subdivision is likely to have a higher standard of bushfire construction if it is next to a vegetated lot.</p> <p>Our consultant has completed a Bushfire Interim Hazard Reduction Plan to help us reduce bush fire risk between now and when the lots are developed.</p> <p>When development is permitted, each application for a dwelling will still need an assessment of bushfire risk to confirm the construction standard.</p> <p>It is possible to use the paper subdivisions legislation to gain landowner consent for an easement to clear for asset protection purposes – this would help reduce building construction standards (therefore reduce the cost of building a dwelling). If we took this path, the right to clear via an easement would only be enacted after a development application for a dwelling were approved and the impacts of clearing would be assessed as part of the environmental assessment for the development application.</p>
6	<p>Development Plan Costs – Revised Estimates in Attachment 1</p> <p>Focus of meeting: discussion of the options for development including:</p> <ul style="list-style-type: none"> • Electricity: above ground, below ground and no electricity – impacts on costs • Sewer – total cost includes not just the pipes but the earthworks as well. Services are co-located in trenches so the earthworks cost reflects the cost of trenching for stormwater, sewer and sometimes water and electricity. It is difficult to show just the cost of sewer because the services share earthworks costs • Costs were provided for further discussion next meeting.

Agenda Item Ref	Meeting Details
7	Funding update Council is seeking external funding support for the project. Conversations with Government departments are ongoing. Funding approaches need to gain support from the relevant State Govt Ministers.
8	General Business None
9	Next Meeting Thursday 5 May

ACTION ITEM LOG:

ITEMS UNDERWAY

Item No:	Details	Responsibility	Due	Status
1	Funding program	Kirsty Hammer	March April / Ongoing	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 / Ongoing	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

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

Item No:	Details	Responsibility	Due	Status
				approvals for modular homes

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.