

Wye West Paper Subdivision Information for landowners

November 2014

Welcome to the first newsletter from Lake Macquarie City Council about the future development of the Wye West Paper Subdivision.

Thank you to all landowners who attended individual meetings or held a phone conference with Council staff during August and September 2014. The feedback you provided has been very important in helping us refine our ideas and indicate your interest in participating in the development of the Wye West Paper Subdivision.

Key issues

Below is a summary of the feedback Council has received from landowners:

- Participation – the majority of landowners are willing to participate in the development of the paper subdivision, however participation is largely dependent on the cost of the infrastructure. Small number of landowners are not willing to contribute towards infrastructure costs.
- The cost of infrastructure - \$80,000 to \$120,000 is a significant cost and is not feasible for many landowners.
- Method of payment - an instalment option for the cost of infrastructure would be the only feasible option for many landowners.
- Infrastructure debt - should stay with the property rather than a personal debt.
- Large number of landowners - will make it difficult to come to an agreement in terms of funding for infrastructure.
- Government funding - should be investigated to assist with the cost of infrastructure.
- Timeframes - how long will it take before infrastructure is installed and houses can be built.
- Unauthorised development - primary place of residence for some landowners.
- Rates – what do landowner's rates go towards.

THE INDICATIVE PROGRAM HEADING FORWARD



Cost estimate

Council, in consultation with utility providers, will be working on preparing a cost estimate for the required essential infrastructure including roads, drainage, reticulated water and sewerage and electricity. Once an estimate of cost is known, Council will send the cost estimate to landowners for feedback.

Road survey

As a result of Council's investigations, it has become apparent that Waropara, Pirama, Tulkaba and Karakunba roads are not dedicated public roads.

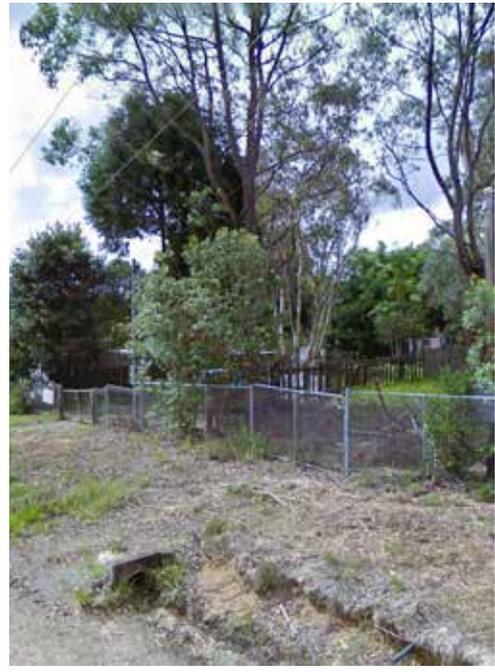
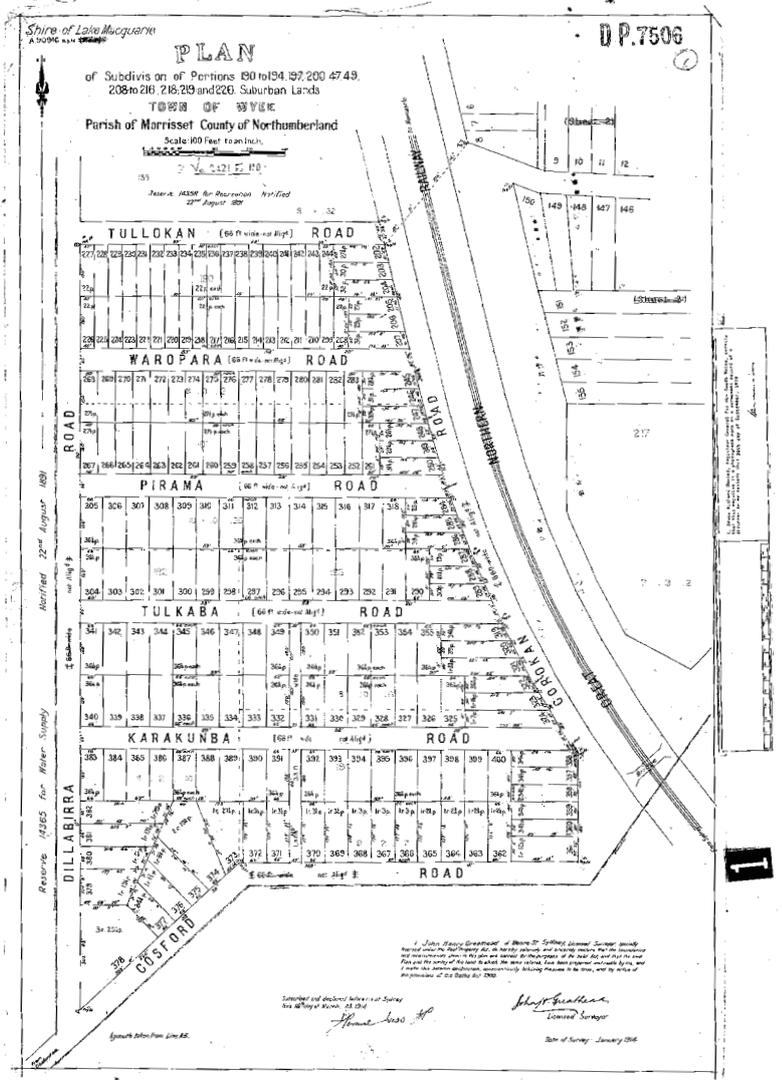
An accurate survey of these roads is required for any future dedication of these as public roads and for the location of any future essential infrastructure.

Please be advised that Surveyors will be working to identify the location of these roads within the paper subdivision from approximately November 2014 to January 2015.

Unauthorised development

Unauthorised development will likely exacerbate environmental and bushfire issues and may be prejudicial to the future planning of the development of the Wyee West Paper Subdivision.

Council will continue to monitor the area for any unauthorised development and may take appropriate enforcement action when this is established. If you see any new development that may be considered unauthorised development occurring within the Paper Subdivision, please contact Council on 4357 1999 or 4921 0333.



Further information

Should you require further information, please contact Wesley Hain, Principal Strategic Planner, on 4921 0333 (direct number) or 4357 1999 (local Wyee number), or email council@lakemac.nsw.gov.au.