

WYEE WEST NEWSLETTER

August 2019

What's been happening

Progress in engineering design and background reporting

In February, Council engaged local consulting firm ADW Johnson to prepare the detailed design for roads and infrastructure (including reticulated water, sewer, stormwater drainage, electricity, and telecommunications). This work is progressing well and should be complete in the coming months.

We are currently assessing a development application for the final stages of the Radcliffe Estate, on land directly adjoining the paper subdivision. This has allowed us to ensure the integration of infrastructure between the two areas, including a road connection at the western end of Waropara Road. This connection will enable more direct access from the Radcliffe Estate to the railway station in Gorokan Road, and will also allow residents of the paper subdivision convenient road access to a major new recreation facility proposed within the Radcliffe Estate.

We are also investigating opportunities to provide buffer zones to bushfire-prone land in the south-west corner of the subdivision.

Developing a finance model

Council officers have been working to develop a finance model that considers the current and

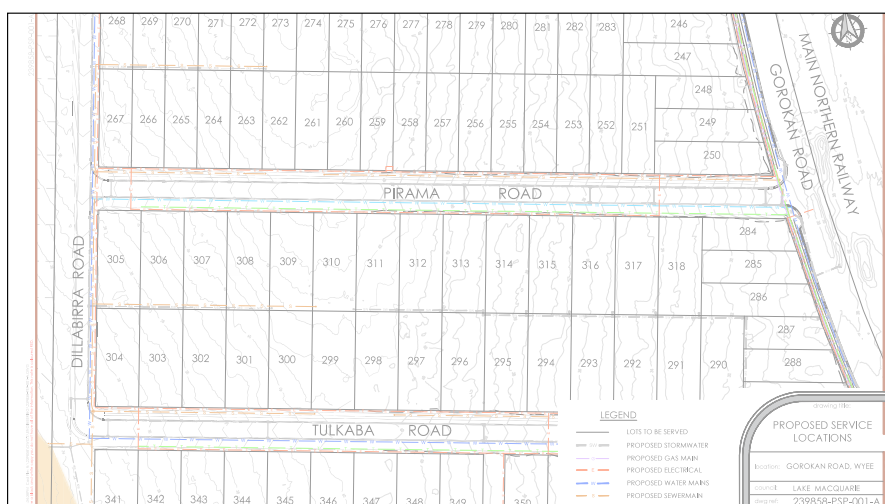
projected future value of allotments to help prepare the development plan. This model is the first step to understanding the complex financial feasibility of the project and will assist landowners to make decisions as the plan progresses.

Changes to Domestic Waste Management Charge

Following previous correspondence regarding the domestic waste management (DWM) charge and community feedback, Council reviewed the approach to applying the charge in Lake Macquarie. Since July 1, the charge will not apply to properties considered both vacant and unable to be lawfully developed.

As a result, the waste charge only applies to properties within the Wye West Paper Subdivision where the service may be required. If your property is vacant, you will be exempt from the DWM charge while ever the property remains vacant and is unable to be lawfully developed.

A number of landowners have voluntarily removed structures or bulk waste from their properties to be exempt from the DWM charge. If you would like assistance to remove structures or bulk waste, contact Council's Compliance Officer Aaron Nash on **4921 0330** or email rnash@lakemac.nsw.gov.au.



The detailed design for the development plan is progressing well and will be used to prepare detailed cost estimates for roads and infrastructure.



Council Building Inspectors are now assessing properties for required improvements within the subdivision.



Works are happening in the subdivision to return blocks to vacant land and avoid the DWM charge.

Keeping you safe

Council building surveyors have commenced inspections of existing unapproved dwellings within the paper subdivision. The purpose of the inspections is to determine what improvements may be required to bring structures up to an acceptable standard to ensure the health and safety of residents.

So far, six inspections have been completed, with a further 20 properties proposed to be inspected this financial year. We are continuing to monitor the area with a view to preventing new unauthorised development.

Working together

The reference group continues to meet as needed to discuss planning considerations, issues and opportunities for the project. The last meeting was held in April this year.

Stay up to date with all the latest information and reference group discussions, or ask the project team a question at

shape.lakemac.com.au/wyee-paper.

Next steps

Once the engineering detailed design is completed, we will be engaging quantity surveyors to prepare detailed cost estimates for the roads and infrastructure.


We are working towards presenting the detailed design concepts and accurate costings by the end of this year. This progress will then allow for Council to investigate possible funding assistance for the works required, which may impact on the timeframe for finalising the development plan.

At this stage, we are aiming to conduct a ballot in relation to the development plan around the middle of next year.

For more information

 02 4921 0333

 shape.lakemac.com.au/wyee-paper

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