

# WYEE PAPER SUBDIVISION NEWSLETTER

October 2021

## Development Plan and funding update

Council staff remain committed to finding a way to deliver essential services to the Wyee Paper Subdivision.

Investigations have highlighted it will cost more than \$30 million to proceed with a Development Plan to deliver essential services using the Paper Subdivisions Legislation. To make the process more affordable, we are seeking external funding from both State and Federal Governments.

We continue to work on a Development Plan to confirm costs such as contamination, staging of works, easements and relevant planning consents. We'll keep landowners informed of the studies and investigations as these occur. This will involve Council staff and consultants doing some work in the subdivision in the coming months.

We recognise that some residents may also need to upgrade their dwellings after essential services are available. We are working with affordable housing providers to look for ways of assisting residents with this cost.

While we explore funding and continue to work towards finalising the Development Plan, residents can remain in their dwellings in the subdivision.

## Next steps

Over the coming months, we will:

- Begin survey work in October 2021. Landowners will receive information about this in a separate letter.
- Explore external funding opportunities through State and Federal Government.
- Continue to work towards finalising the Development Plan.
- Investigate safety improvement works in consultation with landowners.



Tulkaba Road, Wyee

## Stay tuned

### Regular updates

Council will continue to provide regular updates and keep you informed of any milestones achieved via email and the project website. The Reference Group will continue to meet monthly and meeting highlights will be posted on the [Shape Lake Mac](#) project page. Once COVID restrictions ease Council will undertake regular consultation with landowners.

In the meantime, please don't hesitate to get in contact with Council's project officer with your ideas, concerns and questions:

### Contact

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# Snapshot of the planning process

We're continuing to work with landowners towards final development of the subdivision. Here's a brief description of the process so far...

## **Phase A - Preliminary investigations - complete 2017**



- Begin discussions with Landowners
- Undertake landowner survey and engagement
- Begin background investigations for geotechnical, ecological, bushfire and archaeological assessments
- Establish Reference Group
- Legitimise paper roads

## **Phase B - Background studies - complete 2018**



- Undertake investigations
- Establish roads for domestic waste services
- Appoint Consultants for detailed engineering design

## **Phase C - Planning and design - complete 2019-2020**



- Review investigation reports
- Review detailed engineering designs
- Appoint quantity surveyors to prepare initial cost estimates
- Undertake inspections of existing dwellings

## **Phase D - Funding and design refinements - 2021**

**We are here**



- Engage landowners on draft designs and cost estimates
- Final studies
- Final design changes
- Revised cost estimates
- Investigate funding sources for essential services
- Investigate options for affordable housing
- Improve resident safety

## **Phase E - Development Plan and ballot - 2022-2023\***



- Determine landowner contributions
- Prepare Development Plan
- Hold landowner ballot

## **Phase F - Planning assessment and construction - 2023 or later\***



- Planning approvals for essential services
- Construction of roads and other essential services
- Applications for dwellings
- Dwelling construction
- Improving compliance for existing structures

\* Timeframes are approximate and subject to funding agreements.