

Wye West Paper Subdivision Update for landowners

October 2016

We are progressing with planning for the future development of the Wye West Paper Subdivision. This newsletter provides landowners with an update on progress regarding development following on from our initial newsletter in November 2014.

Wye West Area Plan and development of the Wye West Paper Subdivision

Adopted in December 2015, the Wye West Area Plan forms part of Council's Development Control Plan and provides clear objectives and controls for the full range of development issues.

The first development approved under the Plan, a 130-lot subdivision on Hue Hue Road, is expected to begin construction soon.

However, despite its residential zoning, the land in the paper subdivision – Lots 202-400 in DP 7506 – currently lacks the essential infrastructure to enable Council to approve the construction of houses or other accommodation types on these allotments. The area will require construction of sealed roads, drainage, reticulated sewer and water, power and telecommunications.

Development that is performed without Council approval (including building works, clearing of trees or vegetation, earthworks and so on) may undermine the future servicing and development of the Wye West Paper Subdivision. It may also increase environmental and bushfire risk in the area and create a risk to the health and safety of individuals.

In light of this, Council has recently allocated additional resources to monitor the area for any new unauthorised development and requests that if you see any new development occurring within the paper subdivision, you please contact Council on 4357 1999 or 4921 0333.

Bush fire mitigation

With three quarters of Lake Macquarie City identified as bush fire prone, the Rural Fire Service recommends that residents remain emergency ready and well-prepared in advance on any bush fire event. Having a plan when bush fire threatens life or property

and knowing who to contact is vitally important in an emergency situation. It is every landholder's responsibility to manage the bush fire hazards on their property. For more information, visit www.rfs.nsw.gov.au/plan-and-prepare.

Council has been working with the local Rural Fire Service and other government agencies to plan and undertake hazard reduction works and burns within and near the Wye West Paper Subdivision. The Rural



Fire Service will contact landowners over the coming months about planned hazard reduction works and burns.

Wye Sewer Scheme

The Wye Sewer scheme is a Hunter Water initiative jointly funded with the NSW State Government. It will provide reticulated sewer to most existing residential and commercial properties in Wye. Council is liaising with Hunter Water regarding the potential for services to be extended to the paper subdivision, including likely funding requirements. More information on the Wye Sewer Scheme is available by visiting <http://hunterwater.com.au/Major-Projects/Project-Pages/Wye-Sewer-Scheme.aspx> or by calling Hunter Water on 1300 657 657.

Roads

Earlier this year Council completed the process of surveying and dedicating Waropara, Pirama, Tulkaba and Karakunba roads, and the unnamed lane between Tulkaba and Bushells Ridge roads, as public roads. This was an important step that was necessary prior to construction of the roads, which is intended to occur in future when funding is available.

Learning from other Paper Subdivisions

Council staff recently met with staff from UrbanGrowth NSW who have considerable experience planning for the future development of the Riverstone Scheduled Lands, a paper subdivision in north-western Sydney. UrbanGrowth NSW have created a plan that outlines how:

- land will be re-subdivided
- infrastructure will be delivered
- costs of developing land will be recouped through contributions from landowners.

One of the significant features of the plan prepared for Riverstone is that it allows landowners the option to trade some or all of their land to UrbanGrowth NSW instead of paying a monetary contribution. The traded land is developed and sold and the profits returned to landowners.

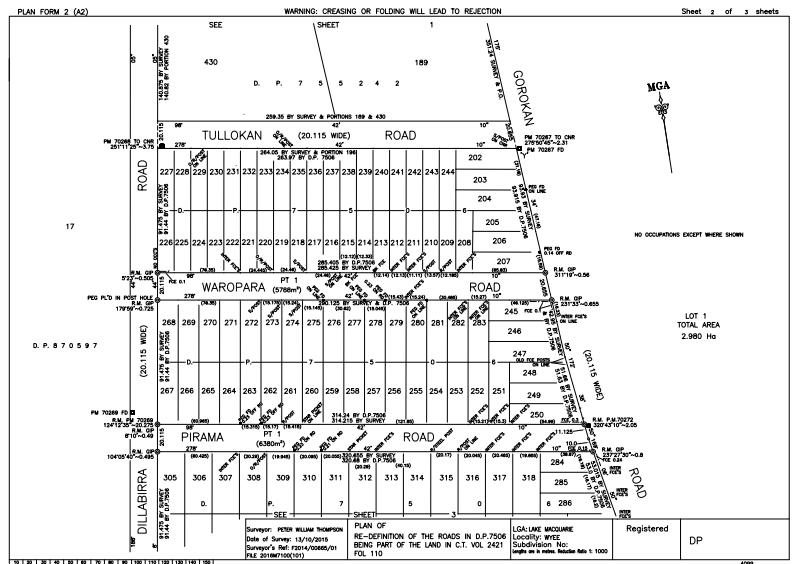
For more information on the approach being taken in Riverstone, visit <http://www.urbangrowth.nsw.gov.au/projects/riverstone-scheduled-lands>

Council will use the information provided by UrbanGrowth, along with a preliminary estimate of development costs, to work with residents to determine the most practical way to achieve development of the Wye Paper Subdivision.

Where to from here?

Council has obtained preliminary cost estimates for the full infrastructure servicing of the Wye West Paper Subdivision, including the construction of unformed roads, the widening of Gorokan and Bushells Ridge Roads, stormwater drainage, and provision of reticulated water, sewerage, electricity and NBN (broadband). These estimates indicate the total cost to be shared amongst landowners would be in the order of \$11 million in current dollar figures, not including project management or administrative costs. We will continue to refine cost estimates and investigate the most equitable method of dividing infrastructure costs amongst landowners.

Council will endeavour to keep landowners updated as progress is made.



Further information

Should you require further information, please contact Andrew Donald, Senior Strategic Planner, on 4921 0333 (direct number) or 4357 1999 (local Wye number), or email council@lakemac.nsw.gov.au.