



SHELTER PROJECT – Wed 29th April, 2015

ATTENDEES: BA, LB, NF, SH, RJ, AL, JL, GM, KN, CS (Minutes)

PROJECTS:

- 28 – Eco Town
- 54 – Older residents liveability
- 65 – Innovation Hub
- 66 – Wingecarribee housing options are diverse
- 70 – Wingecarribee lives sustainably by choice
- 71 – Understand 3D Printing
- 72 – Sustainability Learning
- 74 – Establish a close relationship with Lend Lease
- 76 – Energy positive village
- 77 – Affordable accessible Housing – Mittagong
- 78 – Affordable accessible Housing – Blatche’s Mill
- 79 – Eco-home Research and Display Centre
- 80 – Requires all new homes to be energy positive
- 82 – Speed leading and innovating in the SH
- 90 – New Look Moss Vale Main



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NOTES:

SHELTER - Where are you coming from?

15 /35 /50 / 100 years – where do we want to get to?

JL – we don't want to end up like Campbelltown. Need clean green energy.

BA – we are Campbelltown and heading further towards

JL – We need to reign it in, houses too big for some people. Council to address housing. So many houses too big. Permission to use them differently. Planning rules should allow them. Enormous mansions throughout the Shire.

BA – Planning rules should restrict them. Housing and shelter driven by profit. Since beginning of time. Enormous amount of SYD people coming to SH to buy. Looking to buy in East Bowral. Burradoo selling and buying in Renwick. New trend starting. This is driving situation. 4-5 years ago heritage park \$450K now \$850K. Personal view don't want to become c/town. Eco village refreshing. Bought land in 2007 for eco living but council won't allow it.

AL – drive the council to do it

BA – LEP!!!! Abominable!! All to do with their standard template. Where are we going? Ian Scandrett says we have 38 years of ???

JL – Project building should become future proof ????? is a joke

BA – today people can buy a project home a lot easier than building their own home. Double the cost.

RJ – Housing design and build, geo share as a development – can have ties to better systems

BA – costs council more than ??? this is unsustainable to sub dividing land. Maintenance costs are enormous. Modern tech can make it more sustainable. Can live cheaper in eco village – provides its own water, sewer etc. Until council realises that the model is flawed.

RJ – what is the problem? Does council want more money to provide infrastructure?

BA – Everyone coming down to SH. But they want the infrastructure.

SH – they want it all NOW!! As transport gets better there will be more growth in these areas. The question is “How well we plan it”. Growth is inevitable but it's about a planning process. Eco village has to be on a bigger scale. From an economics point of view we will Corridor is getting closer and closer. Plan properly and make it work the way we want it to happen not Govt. If LEP doesn't change forget it all.

NF – What is it that's stopping an eco village? What is it from your point of view?



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BA – Self sustainable – food water, power. Generally on the edge of town – there are pockets of land around the village for agriculture. People want trees and walks. Locate villages close to forests walking trails. Architect up north – not understood in NSW (Is in VIC & QLD) if we want to be different then we have to do something that is different. Other problem is you can't build high in SH. Won't happen in immediate future – building costs won't allow it to happen. Understand **komanjjs release**? Landcom deserting the Highlands. Smaller size blocks coming in.

Concept for 600 house – LEP only for 350.

350 sq m blocks in Nattai Ponds. Selling fast. SH close to freeway. Eco village on edge of town – land fairly cheaply. Amount of ??? coming into the area. Retired age coming down mid-week to buy and are buying quickly. Market has gone from \$450 up to \$650. Villas and townhouse in high demand. Supply is a problem. Bow \$25K per ET??? Other parts not so high. Belanglo selling 600sq m \$310 - \$320 per block. \$100K more than Bow with less conversance.

Commercial rent in SH currently \$700 p/sq m (Byron Bay \$1400 p/sq m) prices held down as Council too difficult to deal with.

SH Nice place to live – plenty want to come and live here.

Shell Cove – terraced houses \$620K (off the plan)

NF – If climate changes to point where WA dry out, sea rise, pressure on land and buildings is going to be significantly higher. When tsunami hits, what's going to happen then? What is going to prevent us from ??? pressure is going to be ten times worse.

SH – Retail is at this price as population is very small compared to other places. We need to treble our population to make us sustainable. Otherwise retailers aren't going to be able to afford the rent.

GM – Redfern example: Don't spend money – old aged in SH have the same concept.

Retailers rely on people visiting the area for business not locals.

Wanted to build couldn't find the right qualities. Good places, wrong location. Eventually bought own place – used local architect and local builders. Have found home too big. 5000 sq m on division but have great property with trees.

BA – Retirees are buying quickly but sell again in 3 years. Most still buy back in this area. New Berrima plenty of new houses. Some good houses going up in that area. Has 5 grandchildren and feels he needs to carry on for at least another 5 years to help his family. Chinese money pushing up prices. Burwood \$400k per unit. Wollie Creek going up. Hong Kong - \$50 billion to invest in Australia!! Medway – 2000 houses. Chinese looking at buying SH Wines.

Current advertising: "Bowral is the best place in Australia to retire"

LB – pays more in rent that she earns. Qualified teacher can't find work. Her daughter is a nurse and won't be able to afford to live here and we will lose qualified workers.

SH – Looked at what happened to Burrawong – pub & butcher but doesn't service the locals. Huge exit from Burrawong by retirees. Robertson going ahead in leaps and bounds. Council and state Govt used this area for retirees. Have to change this mindset.

Eco villages are they going to maintain the grounds as well as doing own electricity, sewerage, etc.



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BA – Eco villages - have to do it as community title. Build gardens which are easily maintained.

eg: History in gardens in UK gardens – replaced with lawns for low maintenance.

We have lots of native plants that we can use which can maintain itself.

SH – Council does not have the \$ to maintain; eg infrastructure; roads, etc.

RJ – Council has previously had to maintain ????

AL – What is an eco village? Would prefer to call it eco neighbourhood. Not about making them separate villages but it should be about neighbourhoods.

RJ – it can be ????

SH – We have to demonstrate that we can be conservative.

NF – People who service the industries and want to live in the area – how can we help them?

BA – Infrastructure is a good investment (that’s why Asians are coming here). What is available in housing in terms of what we are doing? Cruise on boat with 5,000 people. Grey water recycled. London water recycled 7 times. Sydney Catchment Authority putting in systems that doesn’t make the water drinkable.

KN – Lives in a 13yr big mansion. What he would like to see is education on efficiency – how to redo old house with energy saving methods. How to make changes in the most cost effective way.

BA – How we can provide affordable housing? We don’t need all these possessions. Labour costs high – for gardening costs etc.

RJ – WLG Uni coming up with affordable concepts – retro fitting.

NF – Look at Andy’s greenie flat.

AL – We should be mandating all new homes to be “energy conservative”. Retro fitting more expensive than doing it right the first time. Must build right NOW. ??

GM – Gave example of climate in his house.

AL – Challenged Greg to keep heating off for one week and see how warm / cold his house would be.

AL – 214 sq m average size of homes in Australia

SH – Need economic plan. No businesses no-one will live here. Need to look at total picture. Council how has 2 documents - 2031 document and NSW “fit for the Future”.

AL – Nothing in this “shelter forum” that talks about jobs???

BA – Used to be 90-100 sq inside the walls now 155 sq inside the walls



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JL – Council to restrict where development is happening but provide economic survival and needs to keep green areas in between.

Need variety of housing. Building for disabled was built in a line of little units – sustainable for each person to buy unit – with a Carer in the middle. (Best low income sustainable accommodation)

BA – 1989 min block size 600 sq m – now min size of lots 700 sq m (SFR)

NF – Where do we want to go? (We know we don't want another Campbelltown, Burrawong etc.)

Old buildings idea of Mittagong home use for common workspace. (Barry says not cost effective)

What happens if the bubble crashes? Banks crash, ports don't work because of oceans rising.

BA – Steve says we need more population in the area.

LB – We are going to get less population – cheaper land and move to Grenfell (?) Children x 4 unemployed.

NF – Structural changes happening around the world. Australia unaware of it.

SH – We need a project. 2 things –

(1) LEP needs to be reviewed but not until the Council has put in place a housing plan which talks about the different housing. (10 yrs ago low density housing in Robertson was knocked back)

(2) We need a range of housing to be presented to the Community.

NF – LEP going out for strategic review. (middle of May 2015)

BA – Council has a housing strategy.

SH – This needs to be reviewed. Don't change LEP until you know what we want first. Currently housing plan is flawed.

GM – How can we marry the best virtues of all the knowledge we have incorporated with Council. Need this information made available to the community.

RJ – The future is what it costs to run whether it is new or old. What are the bones we agree on – how are we making the change? Positive move. What is the vision of positive moves we want to put forward? We all want a house that costs us nothing to run. The end result of what people can understand – build a house that is affordable and sustainable.

GM – If we knew there were alternatives available when we came to the area we would have done it differently.

??? - People who want to live the life style

BA – How you construct it to make it efficient.

NF – Richard and Andy know the future. Barry knows the business.



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BA – Terraced housing is the most efficient housing. Changes in 2007 for unit laws.
Cost today is \$2 p/brick to lay.

SH – Council needs to give us a plan.....

NF – The Council are trying to take hands off as they don't know from the community what type of housing they want. It has assumed Now we have to tell Council what it is what the community wants and make representations. These are the new rules ie: energy conservative. They need the advice.

AL – We need an Eco village display for everyone to be able to look at.

BA – There is one at [Bella Vista](#).

SH – Lead discussion to summit to present to council. If plan is flawed then we must have it fixed.

BA – Comparing NZ housing.

NF – People power driving

GM – Question to AL – how can we make retrospective decisions? Could we make our homes more ecofriendly next time?

AL – What they like about the SH are the open spaces.

RJ – We must be able to cater for every market.

SH – Part of the process is a change management process. If we want our green spaces we may have to change and build up.

JL – WLG Uni – ???

LB – What we need is a situation where someone like Greg is now allowed to sub-divide. Flexibility of the LEP.

NF – Tech advise on LEP – Barry, Steve, ...

AL – LEP also needs to factor in the ecological side of things

Homelessness is a growing industry!!

What people are going to be able to have. Need structural changes.

RJ – Change the mentality. Need media to highlight the positive things that we can do.

RJ – If you get off grid then companies will stop you from disconnecting ie: power / water

NF – Electricity is changing.

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AL – raise rates on vacant land – to avoid speculators sitting on it. Something for LEP to look at.

PROJECTS to take to the Summit

78 – Blatche’s Mill off the table

(Andy suggested that the idea is still sustainable – can think of different sites where there is potential – look for ideal place – with cost effective accessibility living (This means something different to different people) [Steve suggests low to medium].

(AL – example Jackson Hole, Wyoming In USA)

Identify viable site for this project

77 – Century Funds Management happy to sit on it. Need to increase rates to force their hand.

LEP change must include decommission plan to be built in – rates on empty shops, houses, and half built properties should be increased.

28 - 2 examples – one in UK the other in NSW

Build new Village or retro fit existing building (lily pad)

Use the VIC as an example – sell and lead by example.

76 - 28 is part 2 of this village

To attract businesses here to make some of the things we need for the sustainable homes.

ie: all the items manufactured locally in SH

What land is available? (**BA**) concept of eco towns / villages – create

Want people to come here because they want it. People are “over” East Bowral. Want more like Bingara Gorge (Lend Lease / Delta)

Feasibility – this has been done 30 years ago in the states (Andy)

BA – Rules don’t allow it to happen.

AL – Designate one area and allow it to happen and see how it works.

BA – LEP changed in Sep ????

??? - Eco village a project developed and funded by the community not the council. Council to allow it to happen.

AL – Making towns liveable and more density.

BA – MV station unique

80 - build better homes now rather than retrofit



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54 – owner puts up bond

54 – needs good management . If you build one you get your money back as soon as it is full then you sit back and get your bonds.

Nursing homes shortage worldwide. Long waiting lists.

BA – Monday markets – trades 3 days a week in an industrial building where people take their wares to sell and lock up stall.

GM – Marketing crucial to eco living (Make sure they know we are not selling something like Nimbin)

71 – Opportunities with 3d printing (can print own nails) needs to be investigated.

66 – Landcom and Argyle housing to host evening ???

RJ – 20 petals ????

Need energy events, energy positive events.

RJ – every home should be allowed to store energy??

JL – call the eco village something different

VIC – energy neutral – retrofitted

NF – Council Environmental people are happy to help.