



THE ENTRANCE PENINSULA COMMUNITY PRECINCT

ENCOMPASSING: THE ENTRANCE; THE ENTRANCE NORTH; LONG JETTY TOOWOON BAY; BLUE BAY; SHELLY BEACH & MAGENTA

www.theentranceprecinct.org

The Wyong Shire Councils' Director of Environment and Planning, Gina Vereker's presentation, 17 April, 2012 at 7:00pm on "Environment and Planning Services Department Focus in the 2012/13 Draft Strategic Plan and the Wyong LEP 2012"



The Vice Chairperson of TEPCP, Anne Rowland, gave Gina a warm welcome and thanked her for her attendance. Gina used a PowerPoint presentation to show the focus her directorate had in the Draft Strategic Plan which is on public exhibition from 18 April – 15 May 2012 and has a total budget of \$335million.

Gina advised that after a number of years of planning her directorate, the Environment and Planning Services Department's focus was now on the implementation stage, so you will start to see enhancements as we move from "planning" to "doing" things over the next five years. My directorates focus will be on "Place" Management, Town Centre Enhancement, particularly around the entrances to the town centres. Council wants to invest in infrastructure, urban design enhancements, that act as a catalyst for development. We want to spend some money so that developers will also come in and spend some money. We are talking about good developments so there will be good outcomes and a positive impact on quality of life for all of us.

There is a Planning Hierarchy that we have to work with:

1. **Structure Plan** - (e.g. The North Wyong Structure Plan by the State Government)
2. **Strategy** (e.g. The Entrance Peninsula Planning Strategy)
3. **Masterplan** (e.g. The Entrance Town Centre Masterplan)
4. **Implementation Plan**

The focus will be on improving town centres:

Toukley:

In addition to The Entrance we also did a Structure Plan for Toukley. The Strategy was adopted by Council in October, 2010. Toukley is also in need of investment and development. Council is just about to start on the Masterplan Phase – Town Centre Improvement Masterplan for Toukley. The Initial Stakeholder Workshop will be held on 30th April, 2012. We are going to go through the same process as was used for The Entrance Masterplan where we get together the stakeholders, residents, businesses, State Government Departments, State Members of Parliament and Council. for 2012/13 it has a budget \$500,000.00 for footpath construction, signage, landscaping, etc. These Public Domain Improvements are again to act as a catalyst for developer investment in Toukley. The Masterplan is not a review of zoning/height/density/etc because these were decided in the "Strategy" stage.

Wyong

Again we went through a Strategy stage that was adopted about four years ago. For the last year and a half there was the preparation of the Wyong Civic and Cultural Centre Masterplan. We will be starting Stage 1 of the Implementation next year. There is two major parts to that:

1. **Stormwater/Drainage Upgrading:** When Wyong floods it is made worse because the poor stormwater system. Approximately \$1.2million is being spent on this which is made up of a large developer contribution from Aldi.

2. **Frank Ballance Park¹:** This will be the main civic park for Wyong town centre. It has a Capital Investment \$1.85million next year. It will also act as a stormwater detention basin to help reduce flooding impacts. The design of the park is being developed and will go on display in the near future.

The Entrance

Council will start the implementation of Stage 1 of The Entrance Town Centre Masterplan in the next financial year. It involves a capital investment of \$1million next financial year. A large proportion of this will go to the tile replacement program, the traffic modelling of road closures and the design of water walk and other aquatic structures. In response to a question on the implementation time line Gina advised that it will take several years, it depends on competing priorities and available funds. It is hoped that works costing up to \$3million will be completed in the next five years, however major undertakings such as the pedestrian bridge across the lake will require extensive studies and planning before we can determine if we can actually have it.

Long Jetty

Council is also doing some things in Long Jetty. In terms of Long Jetty we have not finished the planning. As a result there are two prongs to our attack for the next year. One of the outcomes of The Entrance Peninsula Planning Scheme was that there should be a masterplan. Council has not completed the Long Jetty Masterplan yet. In July this year we will be commencing this masterplan and it will be run along the same successful lines as The Entrance Masterplan. Gina agreed with the comment that the Masterplan for Long Jetty would be ineffective without the Roads and Maritime Services (RMS, formally the RTA) deciding about the proposed widening of the Central Coast Highway. We hope that the RMS will be a stakeholder in the masterplan.

There has been a lot said about Long Jetty being the entrance to The Entrance and it certainly needs some dressing up and upgrading. Even though there is no firm proposal from the RMS, this year Council will begin implementation of measure to improve this gateway. While not being of a permanent nature there will be streetscape improvements. The RMS will not be able to proceed for several years and Council wants to see some improvements to this part of the Shire. There will be a Councillor briefing next week and then we will be talking to the Precinct about these plans in the near future. Gina's Place Management Manager, Paul Bowditch and the newly appointed Urban Design Officer, Anna Lagé will be available to brief the Precinct. Until this year Wyong Shire Council did not have an Urban Designer and it is this appointment that has allowed Council to progress these projects. An Urban Designer brings together the disciplines of Architecture and Landscape Architecture and not only looks at the relationship between the elements of buildings and landscape but looks at the relationship between how all elements, including such things as lighting, seating, garbage bins and parking, all fit together.

¹ Gina was asked the location of Frank Ballance Park. It is between Hope and Margret Street along Anzac Avenue. A proposed concept plan Frank Ballance Park is shown below.



Iconic Development Site No 10, the Long Jetty Village Centre Extension²

Gina advised that this site is not as settled on as those at The Entrance and that the owners had not expressed interest in progressing any development proposals. At present this site is approved by Council and is a proposal in the Wyong Local Environment Plan (LEP). Gina expressed the opinion that the site was open to new ideas as part of the Long Jetty Masterplan. Gina was then asked by the Chair to define what Iconic sites actually were. Gina explained that it gets back to having catalysts for development. Council identified sites across the Shire that if they could get development on these sites it would act as a catalyst for further development. Council looked at sites that were in strategic locations or they were very large sites that would support a substantial development. Sites were identified where there was a need for significant public infrastructure and where we could say to the developer that we think your site is "Iconic" that is, it is out of the ordinary and has the potential for a really better development that would put The Entrance, or other town centres across the Shire, on the map. There was a proviso that Council expected the development to provide a significant public benefit. It is a two pronged approach and what we found was that developers were really open to that suggestion. They know by putting something back into the community that it adds to the value of their development. Council can only encourage developers to put in applications, it can't force them, and as a result sites are in different stages of development. Council will review it's Iconic sites in the next financial year and decide if changes need to be made because of lack of progress. The Secretary advised that Ben Dunnet, a Director of the company owning and developing Lakeside Plaza, will be presenting their proposal to TEPCP at our June, 2012 meeting.

The Secretary, Doug Darlington, expressed the opinion that the proposed Long Jetty Village Centre Extension Iconic Site was on the wrong side of the Central Coast Highway as it forced shoppers to cross the highway at the lights, causing longer delays to traffic trying to get through Long Jetty. The proposed site is very steep in Thompson Street near the intersection making street front shops problematical and as well much of the site is effected by flooding. The 2008 Retail Strategy study advised against putting additional shops in Long Jetty. Gina advised that the reason for the lack of public consultation was that it will be put on public display as part of the Development Control Plan (DCP), in the Wyong LEP. Gina stated that a new Retail Strategy was underway and that we would have to wait for the outcome of that as to whether more shopping was needed in Long Jetty. The new Retail Strategy will go on public exhibition for comment.

Timing of exhibitions

Gina advised that in the last six weeks before the Council elections in September, 2012, Council will go into caretaker mode and not make any major decisions. As a result in the months leading up to the election staff is careful about what they put up to Council to avoid it becoming a political argument. If the Retail Strategy was ready to go to Council in August, we would probably wait until October.

² Details of Iconic sites can be found in FACT SHEET NO 2, 13th September, 2011. See: <http://www.wyong.nsw.gov.au/DownloadDocument.ashx?DocumentID=3300>

There are three additional iconic sites in TEPCP beside the seven in The Entrance Masterplan area.
No 8 Diggers at The Entrance – 315-333 The Entrance Road & 28 Gallipoli Road, Long Jetty
No 9 Shelly Beach Golf Club – 86 Bonnieview Street, Shelly Beach
No 10 Long Jetty Town Centre Expansion – 132-136 Tuggerah Parade, 1-9 Thompson Street, 393 & 399-407 The Entrance Road & 2-12 Pacific Street, Long Jetty

Wyong LEP 2012 Update

It is the major zoning and land use control document for the Shire. The draft document was adopted by Council last December to go to the next stage which involves referring it to all the State Government Authorities. Under the State Planning Legislation they are required to respond within a month. This stage took three months however and we have all their submissions now.

The next stage is to submit it to the Department of Planning and Infrastructure in accordance with the Director Generals requirements to gain permission to put the LEP on public exhibition. This submission includes responding to the fifty two government departments submissions. The draft LEP must remain confidential until it can go on public exhibition. Council is planning to lodge the submission in the next couple of weeks and the Department of Planning and Infrastructure have indicated that they will do their review within eight weeks.

LEP Exhibition Timeframe

If Council receives approval from the State Government to put the draft LEP on public exhibition it will be displayed for a period of two months. This will involve briefing Precinct Committee and community groups and briefing the developer groups. This timetable will lead us right into the Council elections in September, 2012. It is likely that the sign-off will be by the new Council after October, 2012.

Liquor Outlets – zoning provisions

Gina advised that because of the introduction of a standard zone definition state wide by the Department of Planning and Infrastructure it is not possible for Council to prescribe its own zoning requirements that differ from those set down in the standard template. Liquor outlets are defined as a shop. The planning laws state that once you have approval for a shop you can change from one type of shop to another without requiring consent. You could change your dress shop to a bottle shop without any reference to Council. Council knows and shares the Communities concerns about the social impacts of the number and size of liquor outlets Council can not fix this in the LEP. At present the use of restricted activities is only referring to sex shops. Council has asked the State Government a couple of years ago to change its definition but it did not get anywhere.

Conflicting Regulations On Publishing DA Submission Names

Gina was asked about this by Jim Price and advised that they were still awaiting legal advice , but believe that in the interim she has requested that the requirement to publish signatures and telephone numbers be rescinded and would follow it up.

Narelle Harvey, on behalf of TEPCP, thanked Gina for coming out on such a wet and miserable night and providing TEPCP with such an informative presentation and we look forward to having you back next time.

Note taker Doug Darlington