

THE ENTRANCE PENINSULA COMMUNITY PRECINCT

DRAFT Minutes of the Executive Meeting held on Tuesday, 7th December, 2010 at 3:30 pm at Meeting Room A, The Entrance Community Centre, Oaklands Avenue, The Entrance.

1. **Welcome and Apologies:** Vivienne. Scott opened the meeting at 3.30pm, welcoming all in attendance including Red Bus Service's Stephen O'Brien.,
Executive Members In Attendance: Vivienne. Scott; Tony Scott; Doug Darlington; Charles Harvey; Narelle Harvey; Jeremy Holderness; Ross McKendrick; Marlene Pennings & Anne Rowland (8)
Apologies: Valda McKendrick; Luke Nayna
2. **Discussion with Red Bus Service's Stephen O'Brien.**
Jeremy Holderness had arranged for Stephen to advise us of the impact of NSW Transports new public transport initiative which saw Red Bus and Busways get 41 new buses between them and more than 1500 extra bus services a week . He advised that it was great new for the Central Coast because in addition to the improved services Red Bus had employed 30 new bus drivers. Busways have employed a similar number. The improvement to services is dramatic, with the number of services Monday to Friday increasing from 47 to 97; Saturday services increasing from 17 to 34 services and Sunday Services increasing from 7 to 32. This means that for example The Entrance to Wyong service improved from a service every two hours to a service every half hour. There is a continued belief that Mini Buses are a better option for providing better services and Stephen was asked about this. He advised Mini buses were not economically sustainable because of their renewal time, bus drivers wages are a main component of the running cost, and that bus companies would still need a large bus that would remain idle when mini bus was used. He also advised that the new buses had the ability to lower its body or entrance door to facilitate boarding by the handicapped or elderly and this was very good improvement. Steven also responded to questions of security on the buses and explained the companies protocol for dealing with troublesome passengers. Stephen left the meeting at 4:00pm.
3. **Discussion with Compass Housing Representatives.**
At 4:00pm Vivienne welcomed Compass Housing Representatives, Peter Perriss, Executive Manager, Operations and Lena Jenson, Branch Manager, Central Coast. TEPCP had provided Compass with a list of items of interest prior to the meeting. The discussion was genial and informative. Vivienne thanked them for agreeing to meet with TEPCP Executive and provide us with an insight into the Compass organisation. A report on the discussion is attached.
4. **Minutes of the Executive Meeting held on Tuesday 2nd November, 2010:** Moved Anne Rowland; Seconded Tony Scott.
4. Minutes of the General Meeting held on Tuesday, 16th November, received.
Business Arising:
 - 4.1 **Data Projector and screen.** Andrew Rowland's advice that McCormick Concepts were the successful supplier and that he would advise TEPCP of the instalment date.
 - 4.2 **Proposed Pedestrian Traffic Signals on Wyong Road:** At the November General meeting the subject of the need for pedestrian traffic control signals on Wyong Road to aid in crossing Wyong Road with disabled children was raised. The desire line is to get to the facilities in Salt Water Creek Park and at the moment it is very dangerous even if you try the long way around by crossing Shelly Beach Road.
ACTION:
 1. The Secretary write to the RTA, cc WSC.
 2. Chairperson raise the issue with the candidates for the State Election
 - 4.3 **New Years Eve fireworks at the Entrance.** Concern that the music played had become so loud that the audience can no longer hear and enjoy the reaction of the crowd to the display.
ACTION: TEPCP advise TETCM of the concern expressed.
 - 4.4 **Irresponsible dog owners** using The Entrance boardwalk are not cleaning up their dog droppings.
ACTION: TEPCP advise TETCM of the concern expressed.
4. **Correspondence** Doug Darlington reported there was little correspondence.
Business Arising:
 - 4.1 **Iconic Development Sites:** TEPCP letter 21 November, 2010 resulted in the Council amending recommendation to include the Long Jetty Village Centre in Phase 1 to be included in Phase 2 to allow further investigation of flood impacts.
 - 4.2 **Draft Central Coast Regional Transport Strategy** Secretary tabled letter to John Robertson MLC Minsiter for Transport.
 - 4.3 **Exploring positive ways of working with young people in our community:** TEPCP was invited on short notice to attend a special forum by Cormac Russell on Monday 6th December, 2010. The Secretary was able to attend and reported that in 2011 he would present a strategy for TEPCP to engage young people in our community.

5. **Treasurer's Report:** Charles Harvey had provided the following report:
1. Credit Balance at 7 / 12 / 2010 \$266.59
 2. Invoices received from WSC for hire of meeting hall, due to be paid 19 / 12 / 2010 (NOTE: this included a charge of \$19.38 for 21 / 12 / 2010 when there is no meeting) \$62.10
 3. Subject to the adjustments in Item 2, and any other invoices which might be received in the meantime, the Credit Balance will be at 19/ 12 / 2010: **\$223.87**

ACTION: Treasurer to write to WSC requesting that invoices for the hire of the Meeting Hall be sent quarterly, and that a credit of \$19.38 be issued to TEPCP for non use of the meeting room on 21 / 12 /2010. Also advise WSC that there are no meetings proposed for January 2011.

Charles also requested to present him with all outstanding invoices by 14 /12 /2010.

- 6 **TEPCP Web Site:** The Secretary advised that from 1 November to 1 December, 2010 was accessed by 62 visitors, twice the October number. Marlene Pennings requested that we establish a "BLOG" on the site to allow community comment on our site is not easy to implement or manage. The Secretary proposes that we encourage the community to email the secretary with thier comments and concerns.
7. **WSC's Traffic Committee Report:** Jeremy reported that the Traffic Committee did not meet.
8. **WSC's Estuary Management Committee Report:** Marlene Pennings advised that WSC proposes to releases Tuggerah Lakes Floodplain Risk Management Study for comment this week.
- 9 **WSC's Governance Committee Report:** No Report
- 10 **Report on WSC's 28 March 2010 Ordinary Meeting:** (Summary report attached.) No items arising.

11 **General Business**

11.1 **2011 Meeting Agenda.** Following discussions it was resolved not to meet in January, 2011.

The following dates and Guest Speakers were decided upon:

- ❖ 1 February 2011 Executive Meeting.
 - ❖ 15 February 2011 General Meeting
- ACTION:** Secretary to invite Lara Critchley Senior Planning Engineer (Hydrology) WSC to present on "**Tuggerah Lakes Floodplain Risk Management Study**"
- ❖ 1 March 2011 Executive Meeting.
 - ❖ 15 March 2010 AGM followed by Special Meeting "**Meet the Candidates for the seat of The Entrance**"

11.2 **2011 Executive:** All 2010 Executive members present indicated that they were willing to put their names forward for the same positions at the .2011 AGM. Discussion was held about succession planning and the need for a change in 2012. To assist this transition the chairing of the meetings is proposed to be rotated with Vice Chairpersons on a regular basis .Members to complete nomination forms for 1st February 2011 Ex. Meeting

11.3 **RTA Presentation in November:** The RTA presentation raised more questions than it answered. Funding is needed to reconstruct the Highway through Long Jetty, not on the sole criteria of traffic volumes but on the basis of the need for urban renewal.

ACTION: Chairperson to include the item in the invitation of The Entrance candidates to speak on 15 March 2011.
Members to provide ASAP, questions for Candidates to address

Meeting closed at 5:35pm

Next Meetings:

Executive Committee Meeting: Tuesday, 1st February, 2011 at The Entrance Community Centre at 4.00pm

General Meeting: Tuesday 15th February, 2010 at The Entrance Community Centre at 7:00pm.
Presenter WSC's Lara Critchley Senior Planning Engineer (Hydrology)
"Tuggerah Lakes Floodplain Risk Management Study"



THE ENTRANCE PENINSULA

COMMUNITY PRECINCT

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

www.theentranceprecinct.org

TEPCP Executive's meeting with Compass Housing Service's Executive Manager, Operations, Peter Perriss and the Branch Manager, Central Coast, Lena Jenson: 7 December, 2010 at 4:00pm “Compass Housing Services Central Coast”

BACKGROUND

On 9th November, 2010, TEPCP, Chairperson Vivienne Scott wrote to Compass's Lena Jenson explaining TEPCP's desire to have an informal discussion, to find out more about the Compass organization, how it operates and information regarding the proposed tenants and management of the tenancies within our Precinct. Vivienne enclosed a list of items that TEPCP would like them to address.

DISCUSSION

❖ Who is Compass Housing Services and how do you operate?

Peter advised us that Compass is a company limited by guarantee operating as a not for profit, corporate organisation that was established in 1984 and is a registered charity. Compass presently has a head office at Hamilton and branch offices at Newcastle, East Maitland, Central Coast, Upper Hunter, Dubbo & Broken Hill, operating in the local government areas of Newcastle, Lake Macquarie, Gosford, Wyong, Maitland, Port Stephens, Cessnock, Singleton, Scone, Muswellbrook and Broken Hill.

Compass is governed by a Board of Directors who are elected members of the company. The Board is skills based & comprises of up to twelve members. Tenants are encouraged to participate on the board. The company's day-to-day operations are managed by the Chief Executive Officer. Tenants and staff are Compass members, however anyone can become a member with voting rights at the Board elections for the payment of \$2.00 + GST.

Housing NSW in 2009 divided the State into 17 "Packages" to implement the Federal Government's Nation Building Economic Stimulus Plan. Compass tendered for and won 3 of the 17 packages: Package 11 - Hunter; Package 12 - Newcastle/Lake Macquarie and Package 13 - Gosford/Wyong. This saw a rapid growth of the size and responsibility of the organisation.

The Strategy of Housing NSW is to move a large portion of its 130,000 properties to Community based housing. Community Housing has the ability to borrow against its properties, something the State Government can't do, and provide even more properties. The State Government retains a legal interest in the properties so they are not a free gift to Compass. They are looking for economies of scale with the aim of the organisations becoming self sufficient. Compass is now the largest Regional Company in Australia.

- ❖ **Selection process for tenancy of the units at The Entrance/Long Jetty?**
 Selection is based on the needs of the local community. Compass selects the tenants for the Norberta and Gosford Avenue developments from the Housing NSW waiting list. Housing NSW has an "Community Housing Eligibility Policy". Generally speaking people are housed on a priority basis depending on their individual circumstances. Before you can apply for Community Housing you need to be currently on or added to the Housing NSW waiting list. In order to be on that list you will need to provide full details of your income, family and current accommodation. Also, you must be capable of living independently or with the assistance of a recognised support agency. There is a large list of people in The Entrance Peninsula awaiting community housing. Tenants pay 25% of their income on rent. Compass are participants in the "no wrong door" program that allows people seeking access to social housing to do so through any Housing NSW office or any community housing organisation office across the state. It allows for easier public access to housing and services being offered by the various housing organisations in NSW.
- ❖ **Orientation programme and Ongoing support for new tenants?**
 Compass have appointed a Community Development Worker (Renée) to work with the new tenants and she will be able to come and meet with TEPCP. Peter explained that because the people selected were already in our community they were not putting an additional strain on resources because they already had their own doctors and dentists. See above
- ❖ **Process for responding to issues raised by the tenants?**
 The procedure is that they refer all their property issues to the Compass Property Manager. The tenants will be encouraged by the Community Development Worker to form a Tenant Reference Group to discuss issues and take them to Compass. They do not form a Body Corporate as such. Compass has a very rigorous process for dealing with complaints.
- ❖ **What does Compass find attractive about The Entrance Peninsula for their housing accommodation?**
 The properties in Norberta and Gosford Avenue were part of the package from Housing NSW. They had prior DA approval and are of a much higher standard than the average Community Housing. Compass is concerned about the appearance of the units, and for instance is installing blinds in all the units to ensure uniformity of appearance. Their units are not air conditioned.
- ❖ **What additional local services or service upgrades will be required for Compass housing tenants?**
 The selection process for tenants results in tenants requiring little additional local services or service upgrades
- ❖ **Process for responding to issues raised by local community ?**
 Peter advised that he would respond to any issues raised by the community
- ❖ **Will there be a "Body Corporate" type structure representing the tenants?**
 They do not form a Body Corporate as such.
- ❖ **Disposal of rubbish from the complex?**
 One of the special services required was garbage collection. Large commercial bins have been provided and arrangements made with WSC's contractor to have them emptied three times a week
- ❖ **Availability of parking for tenants and visitors?**
 Compass recognised that parking is a problem and has tried to minimise the problem by finding suitable tenants who do not require parking.
- ❖ **What assistance to tenants to be assimilated into community?**
 The tenants are already part of our community and the Community Development Worker will help them expand their horizons.