

# THE ENTRANCE COMMUNITY

## PRECINCT COMMITTEE

PO Box 349 The Entrance NSW 2261

Mr. Stephen Ashton  
Senior Strategic Planner – Landuse  
Wyong Shire Council  
PO Box 20  
Wyong NSW 2259  
29<sup>TH</sup> February, 2008

Dear Stephen,

**Subject : The Entrance Peninsula Planning Strategy (EPPS) -DRAFT**

On behalf of The Entrance Community Precinct Committee , we congratulate you and WSC for the concerted efforts made to obtain feedback from residents, businesses and tourists. We support the overall aim of the EPPS, which is to provide direction for future development and understand that it is a working document in progress and will be modified as required.

The Precinct Committee was encouraged by the attendance of seven Councillors at the Public Meeting for Long Jetty Businesses and the attendance of Councillor Neil Rose at the WATCH Public Meeting.

The Entrance Community Precinct Committee has been actively involved in encouraging members to learn more about the proposed strategy, talk to you at Lakeside Plaza, attend the public meetings and to express their personal views by writing a submission to you and the Councillors. Further, you presented the strategy to our members at our General Meeting on 20<sup>th</sup> November, 2007 and at another General Meeting held on 19<sup>th</sup> February, 2008, Mayor Warren Welham obtained feedback from members.

### **Our Shared Vision**

*“To continue to provide an attractive and vibrant and viable tourist destination and viable commercial precinct and a residential environment that is sustainable in the long term, which offers a high quality of life for existing and future residents, businesses and visitors to the Entrance Peninsula.”*

We believe we all share this common hope and vision – we all want to maintain the high quality of lifestyle which this beautiful region offers and not have it destroyed, by irresponsible , inappropriate development and/or by hidden political agendas and self interests.

Thank you again Stephen for your commitment and hard work to obtain feedback and recommendations. We appreciate your efforts and commend you for your willingness and patience in ensuring that the EPPS becomes the best possible blueprint for Wyong Shire.

We look forward to obtaining future feedback from you as to the progress of your review.

Please contact me should you require any assistance.

Kind Regards  
Vivienne Scott  
Secretary,

The Entrance Community Precinct Committee

## **THE ENTRANCE COMMUNITY PRECINCT COMMITTEE SUBMISSION TO EPPS (Draft)**

### **PROPOSED COMMUNITY WORKSHOP**

To give the community an opportunity to have further input into the strategy, The Entrance Precinct Committee is intending to organize a Saturday Workshop in June for members from The Entrance Precinct, North Entrance Progress Association, WATCH, Wyong Ratepayers Assoc, and Entrance Chamber of Commerce . The intention is to give our locals the opportunity to brainstorm what they feel the region needs including their suggestions for facilities and tourist attractions. *Our aim is to move forward with a more positive mindset* , so that we can work together to push for what we need, rather than always be in the position of trying to stop what we don't want from WSC.

### **FEEDBACK FROM MEETINGS**

The concerns of our members are presented in the Minutes of the two Precinct Committee Meetings attended by your self and Mayor Warren. ( please refer to attachments). We look forward to your response which I understand, you are currently preparing..

### **THE COMMUNITY'S MAIN CONCERNS**

It is apparent that the main concerns of the community which have been repeatedly identified throughout the various consultations include –

- over development especially along the foreshores
- destruction of the coastal/lakeside village character by too many high rise apartments
- traffic congestion along The Entrance Rd
- overpopulation and sustainability
- insufficient infrastructure
- lack of kerb and guttering
- development in areas prone to flooding
- Rezoning of Long Jetty from commercial to inappropriate residential zoning along the very busy Entrance Rd.
- loss of the caravan parks to more medium/high rise apartments – loss of tourism
- not enough prior consultation with residents and businesses
- relocation of The Entrance Library to Bateau Bay
- pressure resulting from more people, more traffic, limited employment opportunities etc.
- loss to Long Jetty businesses and property owners resulting from the proposed rezoning

We note that the above concerns were raised at the Public Meetings you held on 8 and 9<sup>th</sup> December and in the written response you sent out, you indicated that these will be further investigated and modifications will be made if required, in a revised draft planning strategy.

*We look forward to the results of your investigations and would appreciate being keep informed of the outcomes.*

### **REZONING OF LONG JETTY**

The Entrance Community Precinct Committee supports the Long Jetty businesses and property owners who have been so adversely affected by the draft proposed rezoning from commercial to residential. Our members are have also expressed their concern with size of the proposed Long Jetty Shopping Centre given the large shopping complex at Bateau Bay and the large number of

shops being built or proposed for The Entrance. We are also concerned that Lakeside Plaza may not be redeveloped should Coles pull out in favour of the Long Jetty site which they own.

We understand that the pressure to increase the population and availability of housing, including affordable housing has come from the State government and it is of great concern that the solution proposed by WSC, to this, is to rezone the commercial properties in Long Jetty to residential without due consideration to the devastation it has caused to business and property owners.

We would appreciate an explanation as to the reasoning behind:

- the proposal to build highrise apartments along a busy road exposing residents to health risks “ *Healthwise, air pollution due to transport activities has been found to contribute to respiratory and cardiovascular diseases and early mortality*” ( WSC State of the Environment 2006-2007);
- the location of residential properties along an already busy road in a region with limited employment opportunities and poor transport;
- the closure of successful businesses which provide important goods and services to residents of The Entrance Peninsula and employment of Shire residents and apprentices;
- the proposed corridor of medium to highrise apartments as a gateway feature to The Entrance and
- the proposed high density and built up landscape as an appropriate image for defining our “ *image ... as a tourist destination and as a place to live and work*” ( WSC EPPS Introduction)

## **SUBMISSION FROM LONG JETTY BUSINESS OWNERS**

The Precinct Committee received two submissions and would appreciate a response to the issues raised.:

### **1. Submission to The Entrance Precinct Committee 15 February 2008 Wyong Shire Council Planning Strategy for Long Jetty**

Wyong Shire Council released its planning strategy for North Entrance, The Entrance and Long Jetty last month. I wish to focus on the Long Jetty area. The Councillors are planning to build a new retail centre and as a result are rezoning the commercial area along a major road at Long Jetty, thus displacing over 120 local businesses that employ over 400 local employees. Of course this will occur over many years, but the decision to go ahead will be passed by Council in the next few months.

The strategy raises a number of issues for business owners, landowners and residents in the area.

- In order to achieve the planned size retail centre, as outlined in the planning document, Wyong Shire Council is required to extinguish existing owners' zonings and force local businesses to trade under existing rights use and the 10% expansion rule, which has been watered down significantly by the State Government. To achieve the planned centre on their own land, Council appears to be prepared to change the area to 4 and 5 storey units, in order that Council achieve the correct density to meet the retail code.
- Forced closure or relocation of all of the businesses. This means loss of over 100 businesses, unsuitable for the planned retail centre and 400+ jobs, and employment and training opportunities for residents
  - convenience and choice for residents and other businesses
  - significant financial, skill and goods contributions to local community organisations
  - wealth generating opportunities in the Long Jetty area

➤ Downgrading of land values and tenure

We have been advised by a developer that high rise in the area is not a financial option for us as it will not offer any yield. For justification of such a comment, one only need look at the current situation in the peninsula area :

- the large number of empty high rise units in The Entrance area
- since 2000, when the zoning changed to 2(c) along Toowoon Bay Road, only two blocks of high rise have been built, one of which recently has been bought by the Department of Housing. Despite being close to the beach and Toowoon Bay village, it has been difficult attracting developers and residents into this area.
- there already exists a surplus of 2(c) zoned land that has not been developed as high rise

All of this does not augur well for the possibility of developers wanting to build high rise units along the Entrance Road. Furthermore, who would want to live in a high rise unit beside a busy 4 lane highway?

- young families want space
- families with teenagers want space
- retirees want lifts in multi storey apartments
- young singles and married couples want entertainment, restaurants, bars and proximity to the professions and trades

➤ What will be the impact of the new Long Jetty retail centre on two other major retail centres within a 4 km radius? Do we need another large retail centre? Has Council done a feasibility study? The planned retail centre will be built on land owned by Coles/Wesfarmers and Wyong Shire Council. Is there a conflict of interest here? One of the main beneficiaries of the plan will be Wyong Council, with substantially increased value of its land, and the additional fees from new construction. Will tenants be able to afford the rents, or will the new shops be empty? Long Jetty does not need more of the same. Instead it needs something different. Why not a small village shopping centre with upmarket delicatessen, seafood, baker, milk bar etc?

➤ The businesses will be replaced by medium density high rise (4 storey) apartments. Medium and high density housing will not improve the visual attractiveness of the area, nor will it support the consolidation and revitalisation of the Long Jetty Centre, stated objectives of the plan.

➤ Current infrastructure is struggling to keep up with demand. Has Council studied the effect of a significant increase in population on roads, kerbing and guttering, parks, drainage? For many decades, all of these facilities have been neglected by Council.

➤ Water supply

Population growth is the main cause of increases in water consumption. What impact will a significant increase in population have on the current water restrictions and low dam levels? What are Council's plans for the long term security of our water supply?

➤ Council is proposing major development, that includes underground parking, on flood prone land. Furthermore, the water table is very close to the land surface in many areas of Long Jetty.

➤ Council is claiming the increased income from Section 94 contributions will be used to improve roadworks, footpaths and streetscape. However, local residents have seen very little benefit in these areas, as a result of Section 94 contributions that have been already

levied. Why should we believe that long overdue improvements will occur as a result of the new proposal?

- For decades the Long Jetty area has been neglected by Wyong Shire Council. Roads, kerbing and guttering, lighting, footpaths, and footpath plantings all need to improve. Tuggerah Lakes and the lake foreshore, need further attention, despite there being a Tuggerah Lakes Estuary Management Plan.) The stormwater drains need to be removed. The jetties and boat ramps need to be fixed and properly maintained. The facilities at Saltwater Creek and Lions parks need attention: parking, shade, toilet blocks, picnic tables, children's playgrounds. All of these matters are Council responsibilities. Changing the zonings and building an unnecessary retail complex will not overcome/address this neglect.
- What is of major concern is the lack of communication. Despite statements by Council to the contrary, I am not aware of any businesses or residents that were consulted prior to the release of the planning strategy document. The meeting of some Council officers with business owners on Wednesday 6 February is the result of a request by the business owners. The residents have not been notified of the planned changes. Residents have not been invited to the meeting on the 6<sup>th</sup>.

We are keen to work with Council. I believe that Long Jetty has a great deal of potential. Yes, some of the commercial buildings need replacing and/or renovating, and the roads and public facilities need urgent attention, but if Wyong Shire Council started to spend some of our rates and our Section 94 contributions on the run down facilities in the area, then residents, landlords, investors, developers and business owners would be inclined to improve their properties and additional residents and businesses would be attracted into the area. Beautification along The Entrance Road would occur as a result of natural market influences. As they say, 'success breeds success'. Long Jetty has a lake on its western border and the ocean on its eastern boundary. There are very few suburbs that can boast such natural assets. The tone of the area is slowly starting to change for the better. Long Jetty could become a sought after location for people moving out of crowded, congested cities.

I am a business owner in the Long Jetty area and my family own property in the affected area. I have lived in the area for over 40 years. Yes, I do have a vested interest in the outcome. But more importantly, I want to do what is right for Long Jetty.

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## **QUESTIONS TO ASK COUNCIL**

1. If my owner decides to redevelop residences and I have to shut down my shop is there any compensation from Council?
2. If my owner decides to take up the zoning change and build residences, will Council pay any redundancies to my staff if I have to close my shop?
3. Has Council considered that new shopping centre rents would be 2-3 times the current square metre rate paid by current shop owners should they have to relocate to the new shopping centre?
4. Has Council had any dealings or been approached by any Development Company offering to rebuild the Senior Citizens Centre to retail of 4 storey units above?
5. As an owner can I rebuild my building and increase its floor space by 50%?
6. As an owner, if my tenant vacates for longer than 12 months, does the property lose its commercial existing use rights?
7. As an owner is there any compensation payable for loss of land value to residential from commercial which is on average up to 50% on current sale prices eg: Cnr McLachlan Avenue & The Entrance Road 1000 m<sup>2</sup> zoned Commercial currently for sale \$695,000 – 34 Gordon Long Jetty 900m<sup>2</sup> recently sold for \$360,000 (non main road better position zoned residential 2c) .
8. If I relocate as a tenant to the new shopping centre does my owner have to put a similar usage into the then vacant shop under existing use laws?
9. When zoning goes through – approximately 2 years – can I as a tenant or owner apply for DA for increased signage; power pole signage and signage for my business
10. As a business owner I have purchased a business and paid commercial rates for the commercial usage and should I have to relocate or sell my business is there any compensation payable by Council?
11. As a tenant should my owner decide to keep his options open and look at doing a residential development and will not renew my lease is there any compensation for the loss of sale of the unsecured business as I will have to sell my business with no lease.

## POSITIVE ASPECTS OF EPPS – ( suggestions and comments in bold)

1. More holistic approach –viz. The Entrance Peninsula comprising the North Entrance, The Entrance and Long Jetty are considered together, rather than as isolated regions ( **need to consider the complimentary nature of the 3 areas, and as well, The Entrance Peninsula within the whole Wyong Shire – e.g. impact of Warnervale development on The Entrance Peninsula – e.g. increased traffic on Wilfred Barrett Drive, increased local tourism from Warnervale residents etc).**
2. The proposal for more frequent management/maintenance of open space and recreation areas and facilities.( **suggest a more frequent regular maintenance programmed).**
3. Addressing the existing flood issues such as drainage improvements, sealing components of the sewerage system that are subject to flooding( **this must be a priority even without the strategy and should have been done before the planning strategy )**
4. Employment of Principles of Placemaking – ( **should be more related more to a coastal/lakeside village rather than built up urban high density environments**)
5. Maintenance of the North Entrance Beach for passive recreation( **ensure that walkways leading to the beach be maintained regularly).**
6. Proposal for a promenade walkway/cycleway along The Entrance Channel, culminating at Karagi Reserve/Dunleith Point; ( **suggest a joint venture with Dunleith Tourist Park**)
7. Review of all signage on The Entrance Peninsula , including directional signage of traffic routes and facilities.
8. Proposal to install 4 lanes on The Entrance Rd at Long Jetty;( **without the need for the demolition of the commercial businesses and rezoning along The Entrance Rd to residential).**
9. Improvements to the public domain around Lakeside Parade ( **suggest consult with residents on what needs to be done).**
10. Upgrade of The Entrance CBD townscape, revitalizing the CBD;( **suggest work closely with shop and property owners, Town Center Management and Chamber of Commerce – with the needs of local residents a priority over that of tourists).**
11. Seeking suggestions for the introduction of more tourists attractions( **suggest that a tourism task force be established along with the retail and tourist viability study – should have been done before the rezoning proposals).**
12. Improvements in Long Jetty of the public domain, including improvements to road pavements, carparking areas, landscaping , installation of kerb and guttering and a logical network of footpaths ( **should be done ASAP without rezoning – suggest obtain input from local businesses during the consultation with Long Jetty businesses).**
13. The Transport Strategy – ( **unfortunately, the pressure from proposed increased population densities both permanent and tourists will result in more traffic from private vehicles).**
14. The Proposed Action for Heritage Properties ( **need to have a plan of action to upgrade the Entrance Surf Club to make it a Tourist attraction with café and facilities for functions, incorporate heritage properties in a tourist heritage trail).**
15. Youth Shop front/drop in center – ( **suggest that this be incorporated with a community facility comprising of a library, training rooms, computer facilities and café; the establishment of a Hospitality and Retail group Traineeship; Mentoring Programmed, Classes for Seniors; intergenerational programmes etc).**

The Entrance Community Precinct Committee supports the statement presented in the Introduction of the EPPS, which reads “ the main issue for The Entrance is to define its **image** more clearly as a tourist destination and as a place to live and work, and focus on improving the quality of the surrounding environment”.

We believe that there is much more work which needs to be done to ensure that the “image” which ultimately is defined, is one which best suits, a beautiful coastal/lakeside sustainable modern village environment. We do **NOT want the image** defined as a number of overpopulated urban suburbs full of highrise apartment blocks, congested traffic, high pollution, isolated communities, prevalence of affordable housing and “*pressures of population place pressure on our ability to be economically, socially growth which “and economically sustainable”*”  
( reference State of the Environment 2006-07)

## **RECOMMENDATIONS**

In addition to our suggestions previously made in our submission, we recommend the following:

1. The WSC review the proposed distribution of population within the Shire and that there be a more balanced approach rather than overpopulating The Entrance Peninsula in order to meet the State’s target set for the Shire;
2. That the proposed location of high density residential accommodation be located nearer railway lines and the F3 rather than in The Entrance Peninsula’s and especially along The inappropriate location of The Entrance Rd; Long Jetty.
3. That the any implications of WSC’s Affordable Housing Strategy for The Entrance Peninsula be made known .
4. That WSC continue to consult with the Long Jetty business and property owners to come up with a more equitable and balanced outcome than that proposed in the draft strategy;
5. That the Retail Strategy be reviewed in the light of the Retail and Tourism Viability Study;
6. That a Tourism Task Force be established to look into a Tourism Strategy for the Shire taking into account that The Entrance Peninsula is a major destination for residents within the Shire ;
7. That the Strategy be reviewed when the Shire Vision Strategy has been developed and that it will be modified if necessary;
8. That a Community Consultative Committee be established to assist in the review of the Strategy – reps from The Precinct, North Entrance progress Assoc. WATCH and Ratepayers;
9. That a survey be carried out of the great number of vacant apartments within The Entrance, an investigation into the reports of shoddy construction and abuse of tenants living in properties sold for development.
10. That any conflict of interests from WSC staff and Councillors be made known before the date of the submission to Council of the final EPPS.



**Suggestions posted on the Suggestions Board from the WATCH Public Meeting February 17<sup>th</sup> February, 2008 at Diggers**

- Cafes along the bike track
- Smaller retail centre for Long Jetty that will attract visitors, do not replicate Lakeside Plaza in Long jetty
- Build a break wall at The Entrance to assist with water flow/quality in the lake
- The Entrance Road needs to be cleaned
- No more high rise in amongst residential. We are losing permanent residents
- No more poor quality construction
- Keep the commercial businesses in Long jetty
- Extend the consultation period and notify all residents, business owners and property owners of the proposed plan
- Clean up the lake to encourage water sports, family picnics and walking tracks
- The Peninsula should not be targeted for future population growth. This will destroy the social/community spirit of the area. Instead population growth should be centered in area close to transport.

## ATTACHMENT 1

# THE ENTRANCE COMMUNITY PRECINCT COMMITTEE

Meeting held at The Entrance/Long Jetty Uniting Church Hall, 204 The Entrance Rd. Long Jetty on Tuesday 20<sup>th</sup> November, 2007.

## MINUTES

**1. Opening:** 7.05pm – Chair Meeting Deputy Chair Tony Scott in absence of Chair, K. Ford.

**2. Attendance:** V & T Scott, N&C Harvey, N & C Kennedy, J. Price, K. Armstrong, T. & E. Lyons, M& G. Penning, D.Webber, J. Magri, E.Matus, W. Anlott, J& J Crutcher, M.& N. Gates, R. Parsons, H & R Ingram .Shauman, (24 ) + WSC I. Collier & S. Ashton,D.Braithwaite

**3. Apologies :** K & H Ford, J. Millard. N. Felton. L. Soya, L. Webster

### 4. PRESENTATIONS

#### 4.1 New Garbage Bins

*The Chair welcomed Ian Collier, WSC Support Officer, Waste Management*

#### Summary of Presentation

New red bins 140 litres, change to commence in February 2008; wide distribution of 8page booklet explains the changes; improved kerbside pickup – 6 x 2 cubic metres; no need to tie up vegetation in bundles; broken glass can go into recycle bin but not drinking glasses; where no kerbing, use common sense.

*Chair thanked Ian for his informative presentation*

#### 4.2 The Entrance Peninsula Planning Strategy

The Chair welcomed Stephen Ashton, WSC Senior Strategic Planner- Land use

#### Summary of Presentation

- Revised copies of report will be available soon ;
- Strategy for implementation over 25 years period and is a working document, community feedback is important and residents are encouraged to have an input;
- Strategy begins at the northern gateway at North Entrance, through The Entrance to Long Jetty up to southern end of The Entrance Rd roundabout;
- Main aspects are to improve landscapes and facilities to attract tourists and change the zonings of previous recreational or residential land to allow

for medium high rise in order to attract developers to the area;

- The proposal is for The Entrance Rd at Long Jetty to become 4 lanes ;
- Proposed development of a commercial/retail complex - Toowoan Bay Rd in North,Pacific St in South, Entrance Rd East and Tuggerah Pde West;
- Redevelopment of the eastern side of the road to make way for road widening and 4 storey development of shops and residential/tourist accommodation;
- Increased heights for developments around Taylor and Jubilee Park to attract developers – also provide passive surveillance
- The strategy includes 16 Precincts

#### Issues Raised by Members

The Entrance Peninsula Strategy seems to:

- Be more focussed on encouraging developers and attracting tourists at the expense of the needs residents;
- Not have taken into account the “flooding” which occurs - especially at the Nth Entrance & Long Jetty;
- Neglect the poor condition of our local roads, lack of curb and guttering, infrastructure;
- Pushing for high density living resulting in higher demand for infrastructure including water, electricity, hospital, medical centres etc which are already under stress;
- Four storey buildings along The Entrance Rd at Long Jetty has the potential to create a wind tunnel, heavier traffic flows on already stressed road ; adversely affect the quality of life of residents who live east of the proposed high rise as their view of the lake will be blocked – reducing value of properties;

- Be unrealistic in the expectation that the proposed retail areas will be in demand, as the majority of people go to Bateau Bay to shop; also, the demand for accommodation in high density along a busy main road;
- Not take into account the actual profile of the "tourist" population who visit the area – "fish and chips" – day trippers who leave a lot of rubbish behind and are generally poor spenders;
- Assume that more shops will somehow bring in more business – more likely window shoppers ;
- Not take into account the lack of activities for tourists other than pelican feeding, limited fishing, eating and walking, the loss of the caravan parks would be a great loss to the area;
- Ignore the high vacancies rates and the transient nature of the population- the climate limits the tourist trade to 3 months of the year

#### Other concerns

- In response to a concern raised on the issue of not being listened to by WSC from past experience, Stephen indicated that he would seek approval for a group of members to meet with him to further present their concerns.
- Also, concern raised that Councillors have ignored recommendations on building heights presented to them by the consultants and WSC staff.

*The Chair thanked Stephen for his informative presentation and his assurance that the concerns of the community will be given a good hearing.*

**General Meeting assumed at 9.00pm.**

#### 5. Minutes of Previous Meeting

16/10/07 Correction under General Business 4<sup>th</sup> point – Bicycle Path to replace Estuary Plan.

Moved : N. Harvey

Seconded :

M. Penning

**CARRIED**

#### 6. Business Arising

- Letter to WSC re Picnic Point upgrade was sent
- T. Scott has just received the report of the Emergency Risk Plan –
- Confirm that Mayor Councillor Warren Welham will attend the 5<sup>th</sup> February 2008 Meeting;

#### 7. Treasurer's Report

Balance \$170.60

Moved : T.Scott

Seconded :

C. Kennedy

**CARRIED**

#### 8. Minutes of the Executive Committee

##### Meeting

Moved: M. Penning

Seconded :

C. Harvey

**CARRIED**

#### 9. Correspondence

**Note** :WSC response re Krumper DA – waiting from info from Developers.

#### 10. General Business

- Meeting after Precinct Committee Executive meeting - on 4 December at 5.30pm . Aim is to study The Entrance Peninsula Planning Strategy and identify any concerns –( H. Ingram, V & T Scott, K Armstrong, C.Pazzuto, W.Aniott, D. Webber, C & N Harvey, K. Ford, J. Millard, C. Kennedy.
- Precinct Committee to write letters of thanks to Ian Collier and Stephen Ashton
- Precinct Committee to write to WSC Requesting clarification of Councillors ignoring recommendations on building heights from consultants and WSC staff
- Reminder of The North Entrance Progress Assoc. 60th Anniversary luncheon on 1December; Members agreed that a plaque be given to North Entrance Progress Association to commemorate this auspicious occasion from the Precinct Committee.
- V Scott reported that she had sought and given approval to us the WSC logo on the plaque.
- Reminder that next meeting was on 4<sup>th</sup> February, 2008 and the speaker is to be the Mayor, Councillor Warren Welham.

*The Chair thanked everyone for attending and closed the meeting*

#### Meeting Closed at 9.35pm

Next Executive Committee Meeting on 1<sup>st</sup> December, 2007

## ATTACHMENT 2

# THE ENTRANCE COMMUNITY PRECINCT COMMITTEE

Meeting held at The Entrance/Long Jetty Uniting Church Hall, 204 The Entrance Rd. Long Jetty on Tuesday 19<sup>th</sup> February, 2008.

## MINUTES

. **Opening:** 7.05pm

**2. Attendance:** D Wilson, L. Daniel. K. Ford, E & J Holderness, T. & E. Lyons, N. Felton, C & N Harvey, T and V Scott, W. Fox, N&C Graham, N&C Kennedy, A Monahan. Brown, M. Pennings, P. Braithwaite, E. Matus, J. Magu, A. Rowland, **B. McLachlan, H. & R Ingram, S & G Harrington, R. Parsons, C. Dizzuto, C. Allenson, R. McKnight, L. Anthes, J. Thomas, N. Harrigan, E. Matus. (37)**

**3. Apologies :** H. Ford, J. Millard, M & N Gates, Councillor R. Stevens, D. Webber

**4. Presentation** *The Deputy Chair T. Scott welcomed Councillor Warren Welham, Mayor Wyong Shire Council to the meeting to make a presentation.*

### Summary of Mayor Warren's presentation

- The Mayor expressed his appreciation for the opportunity to meet with local residents at a Precinct Meeting, He understood that there were issues which members wished to bring to his attention and therefore had requested the Precinct Secretary, V. Scott to record the questions which he would provide information at a later date;
- The Mayor described himself as a local boy who continues to promote the Wyong Shire as a great place for work and play and hence prefer to promote the positives of the region;
- He admits that there have been significant changes in the Shire and that to ensure that we are heading in the right direction, a 20 year Shire Strategic Vision (SSV) is being developed for use by the new Council when they take office in September, 2008;
- The development of the SSV will involve a Community Liaison Group; the SSV will include a Communication Strategy, a Shire profile and a 4 year Delivery programme and format for Management Plans and Annual Reports;
- The Mayor acknowledged that it would have been better to have the SSV completed before the EPPS but the work of Council could not stop for this to occur; further there could be changes could occur with EPPS in line with the SSV;
- Another WSC programme is the Community Pride Strategy – 2 new staff members are to be employed- one to be responsible for looking into local tourism opportunities which would compliment Central Coast Tourism; the other staff member will be responsible for co-ordination of the many volunteer groups such as

Precinct Committees and other CC volunteer groups;

- The Mayor described the development of the Warnervale Centre which is on exhibition for 5 weeks, a \$billion investment, creating 6000 jobs and homes for 40, 000 people which will ultimately impact on the whole Shire; there was State Government pressure on WSC to meet the target population as set out in the State Regional Development Strategy;
- Another development is the Coca Cola Brewery site for Blue Tongue Brewery at Warnervale to be built on Crown land next to Woolworths Distribution Centre ; will be 2<sup>nd</sup> largest brewery and will also include a tourist facility.
- In the light of all these developments, the Mayor feels that the EPPS is only one small part of the larger strategy for the whole Shire;
- In response to criticisms from members about the use of Section 94 contributions and the state of the roads – the Mayor indicated that much of the funds from the Long Jetty area was spent on the development of Jubilee Park; also that Section 94 contributions were for use on new infrastructure and not renewing old infrastructure; that there was a commitment for a 4 year rolling works programme by all Councillors;
- The Mayor also lamented that it was very difficult to get information on proposed road works from the RTA who were responsible for The Entrance Rd and other roads within the Shire ; he indicated that there needs to be a change in attitude from the State Government to fix the state of the road network in the Shire;
- In response to a member's enquiry as to WSC's communication strategy – the Mayor indicated that he any correspondence addressed to him is always acknowledged and referred to the appropriate section and staff ; generally , all written correspondence to WSC is answered within 21 days, however, in the case of letters associated with the EPPS, the response is included within a general report rather than individual letters; in some cases letters requesting work to be done as in the recent request for removal of graffiti – the work was just too much

and no response was given; Mayor will look into the need for a courtesy letter from WSC for all letters;

- In response to the examples of problems and hardship caused to small businesses in Long Jetty by the proposed rezoning, the Mayor indicated that he believed that there might be some modifications resulting from the consultations and that a more balanced option should result;
- Members highlighted the need to maintain the library at The Entrance as it caters for an ageing population with limited mobility – further that the loss of the library would also negatively affect the shops at The Entrance;
- The Mayor stressed the importance for members of the community to write to Council and Councillors expressing our concerns and that to date, the number of submissions did not reflect the large numbers who attended the Public Meeting he attended at Diggers;
- **Problems resulting from the Proposed Rezoning**
  - Members raised the following with the Mayor:
  - Business owner unable to renew his lease as land lord was unwilling to commit because he might want to build apartments in the future;
  - Family tire fitting business in limbo because of the uncertain future resulting from the rezoning;
  - Closure of library are concern especially for the elderly who have limited mobility and access to transport; loss of business to Entrance shops as people visit library and do their shopping also;
  - Must consider the health and safety issues of people living in flood prone areas- experience in Long Jetty from June 2007 floods was some elderly and sick people were stranded – proposal to build medium density housing in flood prone areas would exacerbate this problem;
  - The problems of Existing Use Rights on many businesses which are affected by the rezoning at LJ;

**Mayor to provide information or look into the following :**

- List of public consultations held ( when and with whom)for the Entrance Strategy, Entrance Strategy Reviews, North Entrance, Entrance and Long Jetty Strategy Review and Entrance Peninsula Planning Strategy as members reported

that there was lack of consultation prior to the release of the EPPS;

- WSC 's implementation process after the end of the Entrance Peninsula Planning Strategy consultation process – what happens and time frame. It was requested that this should be published so that everyone knows what to expect as the process is unclear;
- The need for a longer period of time ( currently one week) , when the final EPPS report is released in the WSC Ordinary Meeting Business Papers , for members of the public to read, digest and provide comments prior to being considered by the Council.;
- Obtain library statistics for a longer period than that quoted in OBP Nov 2007 which justifies the relocation to Bateau Bay; consideration of options such as a mobile library;
- Look into the WSC letter sent to Long Jetty businesses giving deadline for submissions and year for implementation of zonings in 2009 as Mayor was unsure of its existence;
- Look into the health and safety problems experienced by residents who were isolated in their homes during the floods last year ( issues were identified in the letter submitted to you by Rosemary McKnight) and the implications for future residential zonings in flood prone areas..
- Look into the repeated resealing of Oakland Ave resulting from very poor quality work;
- Look into the report by members of the “ abuse” by some landlords of older properties earmarked for future development.

The Chair, T. Scott thanked Mayor Warren for his presentation and willingness to respond to all questions presented to him. The Secretary, V. Scott also expressed the appreciation of the Precinct Committee for his attendance. She added that the Precinct Committee members placed a high level of trust on him and Neal Rose to ensure that the expressions of hardships and problems resulting from the proposed rezoning are given proper consideration and that suitable options will be considered.

Meeting closed at 9.15pm. As the time was very late, the General Meeting was cancelled.

**Next meeting:**

- Executive Committee : Tuesday 4 March , 2008
- AGM & Election of Executive Committee ; Presentation on WSC Shire Strategy Vision- Dan Smith