



THE ENTRANCE COMMUNITY PRECINCT COMMITTEE

P0 Box 349 The Entrance 2261

15th May, 2009
Kerry Yates
The General Manager,
Wyong Shire Council,
PO Box 20,
Wyong 2259

**Subject: THE ENTRANCE PENINSULA PLANNING STRATEGY.
ITEMS OF CONCERN**

Dear Kerry,

Firstly, I have been asked that on behalf of The Entrance Community Precinct Committee to thank Wyong Shire Council on providing us with the opportunity to provide feedback on the final draft of The Entrance Peninsula Planning Strategy. Secondly we wish thank the Planning Department of Council, and in particular, Stephen Ashton, for the presentations, advice and patience in answering the many queries the Precinct Committee has had on the Strategy. The Entrance Community Precinct Committee are appreciative of the way the community consultation process was carried out, because Council and it's officers not only listened to the concerns of the community, but also acted upon many of these concerns and revised the Planning Strategy in a number of areas crucial to the community.

We are particularly appreciative that the residential zoning along the Entrance Rd in Long Jetty has been removed; that the natural environment at the North Entrance will be retained and buildings limited to 2 storeys residential and the acknowledgement for the need to retain the caravan park at Two Shores Holiday Village. We wholly support the proposals associated with place making, streetscapes and provision of curb and guttering and the proposed assistance to increase the business viability of the Entrance Town Centre shops.

It is in this spirit of collaboration that we offer the following feedback to the final draft :

What is the Vision for the Future Population Characteristics and Trends in the EP?

The revision of current planning provisions to increase the population to 28,955 and 33 781 by 2031 (almost treble the current population) given the analyses of the population characteristics and trends within EP as compared with Wyong Shire - viz: (information cited from page 17 EPPS final Draft – my highlights)

1. Indexes of socio –economic disadvantage and levels of assistance require indicate that the ERP is relatively **disadvantaged** compared with WSC area;
2. Larger population of older aged groups than Wyong – although recent trend indicate for **growing middle aged** sector– decreasing older aged and younger aged sector;
3. Larger proportion low income households and lower proportion of high income households; larger proportions who **do not work**;
4. Larger proportion of **lone** person households (**increasing**);
5. Larger proportion of people **renting** and smaller proportion owing or purchasing their own home than WS. Recent trends indicate that the proportion of people purchasing property and renting is increasing ; while the proportion of people owing their own home is **decreasing** ;
6. Similar proportions of people in relation **requiring assistance** to such matters of disability, long term health issues or old age although there are significant higher proportion of people in the **45 to 50** age group requiring assistance

The current **oversupply of units** and the lower rents in multi storey apartments have already resulted in the increase of rental accommodation by recipients of social security including those located there by community housing. We are concerned that this trend will continue as more units are being built and further encouraged by the zoning for multi-storey buildings. Does WSC have strategies to stop the trend of the Entrance Peninsula becoming a concentration of affordable housing for people of socio-economic disadvantaged?

Other Concerns:

- The Central Coast Highway planning not being included. There is a need for immediate planning of the Entrance Rd through Long Jetty to achieve four lanes of traffic as a matter of urgency, rather than as proposed by 2031, when the population is expected to be near 28,000.
- Long Jetty business owners have expressed their concern to the Precinct Committee that should businesses wish to redevelop their properties during the next 3 years, the issues of the traffic and parking must be resolved/clarified as a matter of urgency. They point out that improvements to business properties, and hence the overall appearance of the streetscape in Long Jetty, will not occur until these issues are clarified.
- A major concern is that the infrastructure will be unable to support the proposed increases in population, given that WSC is already having difficulties in funding the maintenance of current infrastructure;
- The need to address flooding and climatic change problems **prior** to proposing building zonings on potentially affected areas;
- The enormous scale of the proposed development of The Entrance Resort on the foreshores with the resulting higher traffic and population density;
- The proposed closure of The Entrance Road West and the loss of direct access to the waterfront will contribute to the further destruction of the natural ambience of the foreshores. Members consider that underground car parking and the extension of the waterfront paving are not attractions for family picnics and fishing by day trippers and tourists.
- Feedback from tourists and residents is that the Entrance has lost its “**unique identity**” – a peaceful and tranquil coastal village – the heavy traffic, built-up foreshores and multi-storey buildings have all combined to destroy its “point of difference” from metropolitan suburbia;
- The need for specifically to plan for commercial office space in The Entrance and specific purpose buildings to attract employment generating businesses/government departments;
- The viability of the shops in The Entrance and proposed neighbourhood retail centres at North Entrance and Long Jetty – the closure of businesses and the increasing number of empty shops are a major concern yet more shops are being built. **There is no information of the 2006 business viability study undertaken by consultants referred to in the EPPS report.**
- Potential loss of the library and its relocation to Bateau Bay resulting in the loss of a valuable service to many elderly residents and families; (Precinct has sent a separate submission).

We trust that the concerns raised by the Entrance Community Precinct Committee are given due consideration and we look forward to the opportunity to be further involved in the activities associated with the implementation of the Entrance Peninsula Planning Strategy.

Kerry, I would welcome on behalf of the Entrance Community Precinct Committee, the opportunity to personally present the above concerns to the Wyong Shire Council Meeting scheduled for 27th May, 2009 when the decision on the Final Draft is being made. Please advise me as to whether a presentation is approved and whether I need to make a separate summary of my presentation

Yours sincerely,
Vivienne Scott

Chairperson, The Entrance Community Precinct Committee

cc. Stephen Ashton, Mayor and Councillors, Long Jetty Businesses; Entrance Chamber of Commerce