

THE ENTRANCE PENINSULA COMMUNITY PRECINCT

DRAFT Minutes of the General Meeting held on Tuesday, 17th May, 2011 at 7:00 pm at Meeting Room A, The Entrance Community Centre, Oaklands Avenue, The Entrance.

Welcome and Apologies: Vivienne Scott, Chairperson, opened the meeting attendees. A special welcome was extended to our Mayor, Doug Eaton and the Director Corporate Services, David Jack.

1. **Attendance:** D Darlington, A Darlington, V Scott, T Scott, W Doroszak, P Tsilcopoubs, E Lyons, T Lyons, L Nayna, H Nayna, C Harvey, N Harvey, A Gelder, V McKendrick, R McKendrick, A O'Leary. Bob Henry, Kim Holding, S Joulinson, S Mitchell, K Armstrong, B McLachlan, Jim Price, Ccl D Eaton, Ccl G Best, David Jack & Dan Smith (28)

Apologies: E Matus.

There were no objections to the meeting being recorded.

2. **Minutes of General meeting Tuesday, 19th April, 2011** Moved C Harvey and Seconded T Scott. Minutes of the Executive Meeting – 3rd May, 2011 tabled for information only. Mingara thanked for providing copies of agenda and minutes to all present.

3. **Matters Arising:**

3.1 The Chair asked the Secretary to announce that TEPCP has been advised by WSC that the applicant has withdrawn their application for a new Liquor Store in Long Jetty. TEPCP congratulated the good news with a round of applause.

3.2 The Chair brought to every one's attention the proposed workshop & BBQ with WS Councillors on Saturday 23rd July, 2011, to get community feedback on issues for WSC.

3.3 TEPCP Executive Members; Vivienne Scott, Marlene Pennings and Doug Darlington are part of the twenty strong team known as The Entrance Town Centre Masterplan Project Stakeholder Liaison Team. They attended the 2nd meeting on Monday, 16th May, 2011. The chair advised that at next month's meeting the team will be briefed by the proponents of the Iconic Site Developments.

3.4 The Chair reported that the North Entrance community's opposition to DA/308/2011 53 Affordable housing Units Wilfred Barrett Drive, Nth Entrance was quite a success. 40 people turned up to protest within 2 hours of hearing about it and then over 130 people turned up to a public meeting on Saturday 30th April, 2011 where Councillors Webster and Wynn spoke to the residents. Today about 70 people turned up for Channel 7's Today Tonight's report on affordable housing. Vivienne thanked Bob Henry and Alan O'Leary for all the work that went into these successful protest meetings to applause from the floor.

3.5 The meeting noted that Vivienne, Doug and Anne would be preparing TEPCCP submission on the DA.

4. **7.07pm** Vivienne Scott moved Standing Orders be suspended for the presentation by the guest speakers:

4.1 **Presentation from Doug Eaton, Mayor Wyong Shire**

The Mayor, Doug Eaton spoke first and handed out Key information sheets on "Council's Merger; Water Corporation and the Strategic Plan". He explained that over the past month, he has been a regular attendee at precinct meetings, visiting all groups to talk about the big issues: like potential amalgamation with Gosford City Council, the formation of the Central Coast Water Corporation and explaining the importance of Council living within its means in order to become financially sustainable.

4.2 He explained the reasons for Council's \$30million deficit. He expressed the belief that an amalgamation with Gosford would result in the Region getting a bigger slice of the pie from State and Federal Governments. Comments ranged from applauding the initiative of the merger to why the Central Coast Regional Organisation of Councils, which already exists, could not put in joint funding claims for the region. Vivienne Scott thanked the Mayor to a warm round of applause. A transcript of his presentation, together with the Key Information sheets can be found on TEPCP's web site: <http://www.theentranceprecinct.org/SPEAKERS.html>.

4.3 Vivienne Scott advised the Mayor of the Community's concerns for the proposed development of 53 units at North Entrance under the Affordable Housing SEPP. The Mayor noted the her reasons associated with the overdevelopment on a flood prone lake frontage land previously approved by WSC for 3 residential blocks

4.4 Vivienne Scott thanked Doug Eaton to a warm round of applause. A transcript of his presentation, together with the Key Information sheets can be found on TEPCP's web site: <http://www.theentranceprecinct.org/SPEAKERS.html>.

5. **At 8.00pm Presentation from David Jack, Director of Corporate Services on WSC Finances**

5.1 In a very entertaining address David described how Council is in a very difficult and serious position. On the one hand Council is very much limited in what it can do financially by the State Government, which strictly controls and limits Councils income.

5.2 On the hand Councils income does not keep pace with inflation and the State government continues to burden Council with more State responsibilities and charges. He spoke of the new Strategic Plan, which for the first time informed the community of a truer picture of the Councils finances and advised that careful management was the key to Council living within its means and the review which resulted in a more efficient management of the way Council did business.

- 5.3 David willingly addressed questions from the audience .
- 5.4 Vivienne Scott thanked David for and informative and entertaining address. A transcript of his presentation, can also be found on TEPCP's web site:

6. **8.30pm Precinct Celebrates Successful Submission -**

Dan Smith, Director ,Manager Integrated Planning took a photo of those in attendance to celebrate Woolworths withdrawing its application for new liquor store in Long Jetty. This was followed by a short break for tea and coffee.



Resumption of General Meeting. Attendance of the General Meeting by Doug and Greg was much appreciated.

7. **Correspondence:** Correspondence Report provide to the meeting, copy attached. Seconded by Hervé Nayna

Business Arising:

- 7.1 **Fisherman's Wharf Toilets:** Council replied to TEPCP's letter stating it was not a Council mater but one for the lessee. The closure of the roof area to the public on safety grounds was also questioned. The Mayor advised that Council staff were looking into the matter.

ACTION: Secretary to write to Council stating it was always TEPCP's belief that the lessee had to operate these Toilets for the public and that Council be requested to insist on the same hours of operation as Council controlled toilets in The Entrance.

7.2 **DA/308/2011 53 Affordable housing Units Wilfred Barrett Drive, Nth Entrance:**

- 7.2.1. Vivienne informed the Mayor that TEPCP intends to write 3 letter on the issues involved with "Affordable Housing"

- ❖ The first is to WSC asking why TEPCP was not consulted in the development of Council's Social Housing Strategy.
- ❖ The second is on high density and overpopulation on flood prone land.
- ❖ The third to State Government Ministers on the social implications of poorly located affordable housing.

7.2.2. Jim Price advised that the Executive should refer to Council's business paper of 14 April 2010 and their decision on 4 Manly Parade DA recommending rejection with regard to Council's Flood Prone Land Development Policy and Floodplain Development Manual.

7.2.3. Vivienne raised the issue of WSC staff inefficient handling of the processing of DA with the two Councillors present, including the very small numbers of notifications which were initially sent out; failure to notify the Precinct or North Entrance Progress Assoc; failure to ensure that the information on the DA was advertised correctly and concurrently with mailing of the notifications and failure to initially recognized the DA had to be widely advertised and 30 days notice given for submissions. With so many errors, she concluded, - it was possible that such an important controversial development could have been approved without any input from the community

ACTION: Chair and Secretary draft letters for consideration by the Executive.

- 7.3 **Strategic Plan 2011/2012:** TEPCP will be submitting a response to some issues TEPCP continues to have.

ACTION: Executive to draft and submit a response to Council by closing date 1st June 2011.

8. **Treasurer's Report:** Charles Harvey moved his report, Seconded V McKendrick:

8.1 For the first part of the year 2011:

- (i) Credits totaling **\$500.00**
 Being \$181.48 brought forward from 2010.
 and \$318.32 top up from Council
- (ii) Expense totaling **\$266.82**
 being \$116.28 for meeting room rental
 \$86.00 for Post Box rental
 and \$64.54 for operating expenses.

8.2 At 17th May, 2011 TEPCP has a Credit balance of **\$233.18**

8.3 Further to TEPCP's request for a special funding to host the "Meet the Councillors Day" on 23rd July 2011, I will be phoning Lisa Martin of WSC to follow up our request.

9. General Business:

7.1. TEPCP's Publicity Officer, Narelle Harvey expressed disappointment in The Member for The Entrance's office in failing to support TEPCP by not displaying our flyers.

ACTION: Secretary to write to Chris Spence requesting his support in advertising our monthly meetings.

7.2. Anne Darlington raised the issue of the condition of the railing on The Entrance Bridge.

ACTION: Secretary to write to RTA about the condition of the railing.

7.3. Liquor Store in Killarney Vale..

ACTION: Enquiries to be made about the state of the approval of this development.

7.4 The Entrance Town Centre Masterplan Project Stakeholder Liaison Team:

7.4.1 Vivienne reported that we were disappointed with the progress of yesterday's meeting which concentrated on things like a vision statement for the Stakeholder Liaison Team, when the group really wanted information on the proposed Iconic Site Developments that include:

- 1 Dunleith Tourist Park Site, The Entrance North -
- 2 Vacant 'Key' Site Corner of The Entrance Road and Marine Parade, The Entrance.
- 3 Ebbtide Mall Site Between The Entrance Road and Torrens Avenue, The Entrance -
- 4 Denning/Short Street Carpark Site Corner of Denning and Short Streets, The Entrance.
- 5 Lakeside Plaza Site Corner of The Entrance Road and Denning Street, The Entrance.
- 6 The Greens The Entrance Bowling Club Warrigal Street, The Entrance.
- 7 Residential Tourist Zone 'Klumper' Site Between Manning Road/Bent Street and The Entrance Road West.

Two people are working on a 25 to 50 word vision statement that will guide the team.

7.4.2 Discussion followed on the things needed to attract business. You can't have more of the same, more housing, more shops, without providing jobs.

- ❖ The Mayor said he believed that there was not a lot of vacancies in The Entrance and asked Bruce McLachlan to comment.
- ❖ Bruce agreed saying "the rental market has been strong with a lot of people have been put into rentals. The problem is you have not got employment so that your base income that comes into town has no surplus funding. You have a bigger driver of lower incomes coming in that is driving it down rather than up. The built form in The Entrance is going to have to be high density. Bruce thought we had a problem of not encouraging quality density. If you want to look at the built form you need to look at up market properties, and you have to get a balance in there and everyone may not agree with this. and I'm not a lover of high rise, but you are far better to have a large tower on a smaller footprint that actually has to be built at a higher level and you will get a much better unit out of it and therefore you will get a higher income from it. At the moment you have a spread of low density right through the peninsula and this is what you are getting if you continue with this low density and I think you are much better off to have towers. "
- ❖ Greg Best said we know what we don't want and asked do we know what we do want? What is the feeling of the room here? Are we anti high rise and the world must stop there or are we in a time when we want to try something new here?
- ❖ Bob Henry suggested that we should take a model of somewhere we like, like Hastings Street in Noosa. It's an up market expensive place to live, it's a place that attracts a balance of people, that's what I hope we would be striving for. It does not matter if it is high rise or not, what we are aiming for is quality and that take a long time and do the Japanese thing and make it a five year plan and go for it. That's hard.
- ❖ Luke Nayna commented on the sameness of the buildings, when people looking at The Entrance they see the same sort of buildings and that ultimately leads to the same sort of people coming to invest in the area. The five storey building with their regulation number of bedrooms is quite affordable to younger people with a decent salary, but you are not attracting people with a higher income and for the area to thrive you need people to come here with money, not only to support the area, but to start up business that leads to domestic employment. There is none of that happening the way we are going, building six storey building after six storey building.
- ❖ Doug Darlington commented that Klumper's Entrance Resort proposal was an example of that where we had about six towers all the same height and the view from The Entrance North was a wall of buildings that resembled a suburb of Moscow. It could be so much more.
- ❖ Stephen said why don't we think outside the box and build green high rises, so that when you look at them they are planted and just appear green. So every developer who wants to build anything here at The Entrance they have to have a green focus in mind so that when you look at a building you just see greenery everywhere. Start the trend like that so we can hide the buildings that are already there. Paris Apartments is the biggest eyesore. It should be pulled down.

- ❖ Anne Rowland raised the young family demographic that would also bring wealth into the area. You need facilities, good medical services, you need transport, education and job opportunities. It's a chicken or the egg situation. Do you offer all these services and they will come, or do people come and you have to catch up. You have to go out on a limb, but I'm hearing that message from a few people. Bite the bullet and say "well this is what we want" and go for it.
- ❖ Vivienne Scott reported on Michael Milman and John Millard's surveyed over 400 secondary school students about where they expected to work after they left school and 90% reported they would be leaving the area to find work. The majority also said they did not like going to The Entrance because they did not think it was a safe place. This was their perception
- ❖ Jim Price commented that the closure of the Police's Tuggerah Lakes Area Command office at The Entrance will result in even more shrinkage in the number of people employed at The Entrance and the skeleton staff left at The Entrance Police Station could result in a deterioration in Law and Order as well as the loss of the money that those police and civilian staff send here during the day.
- ❖ Bruce McLachlan advised that the socio - demographics had worked against him proceeding with his development as he was unable to get tenants for his proposed development in Long Jetty.
- ❖ Vivienne Scott referred to TEPCP research on the sustainability of coastal towns. It showed that these type of areas attract people who are mostly on some form of income support and bring limited income to the area. She referred to residents like herself, who live at The Entrance but who still have one foot in Sydney and do their major shopping hence, major retailers are not attracted to The Entrance. She believe that the tourism strategy, should focus on the Central Coast as a whole region rather than limit it to The Entrance which has limited tourist attractions..
- ❖ The mayor commented that Council was trying to address this with things like his Chinese development at Warnervale which could bring employment to Shire
- ❖ Kevin Armstrong commented that given the number of "Iconic Sites" and the relative small footprint of The Entrance and The Entrance North, I think it is fairly useless to thing about master planning unless you know what you are doing about these Iconic Sites, especially the El Lago and Lakeside sites which are massive. The second point is that unless you fix the transport, the main road, and we are told that is not going to happen for another 15 years, then frankly you may as well give it away because people want to drive their car, where are they going to park at the other end? Or you catch a bus, an hour to Gosford or 50 minutes to Tuggerah.
- ❖ Vivienne Scott responded that what we want is the developers to put their money where their mouth is, because what we have seen is that developers get a DA approved and then they sell it off. The developers are trying to get together in the Revitalise The Entrance Group but we have at The Entrance, 20% of the population on income support, 1500 properties under public housing and growing, empty apartment which are increasingly being taken up by community housing and subsidised housing. Many of the residents are transient – they are pushed out at Christmas time when the rents are raised and as a result, our Precinct does not a stable permanent population. At the end of the day it is about creating more jobs and encouraging more employed permanent residents for the Entrance Peninsula.

Vivienne concluded the meeting by thanking the Mayor and Councillor Greg Best for their attendance and contribution to the discussion . She indicated that it was a very fruitful meeting and thanked members for their participation.

Meeting Closed at 9:20pm

NOTICES

Executive Committee Meeting: Tuesday, 7th June, 2011: at **4.00pm** at Meeting Room A,
The Entrance Community Centre, Oaklands Avenue, The Entrance.

General Meeting: Tuesday, 21st June, 2011: at 7.00pm at Meeting Room A, The Entrance Community
Centre, Oaklands Avenue, The Entrance.

TO HEAR

Peter Scanes of the
Office of Environment and Heritage (Formally DECCW)
Explain **"HOW THE LAKE SYSTEM OPERATES"**

The model looks at
FROM WHERE? HOW MUCH?
TO WHERE? HOW LONG?
WHAT EFFECT?