



THE ENTRANCE PENINSULA

COMMUNITY PRECINCT

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

P0 Box 349 The Entrance 2261

www.theentranceprecinct.org

4th January, 2012

Mr. Ben Tesoriero
Director
Creative Planning Solutions
PO Box 1074
Broadway
NSW 2007

Dear Ben,

**SUBJECT: SOCIAL IMPACT ASSESSMENT AFFORDABLE RENTAL HOUSING, 2009
AT 35-41 WILFRED BARRETT DR ; THE ENTRANCE NORTH DA 308/2011**

On behalf of the property owners in the social impact assessment area, The Entrance Peninsula Community Precinct (TEPCP) wish to repeat our concerns with the very poor timing of your social impact assessment . You will appreciate that the period before Christmas and New Year holidays is chaotic and despite an extension of the deadline for submission to 6th January, 2012, many people do not have the time or are away on holidays with their families to respond personally to you.

TEPCP is supportive of affordable housing developments in appropriate locations and will be involved with Wyong Shire Council early in 2012 in the preparation of an Affordable Housing Strategy for the Shire.

However, as was raised by TEPCP and the residents at the meeting on 21 December, 2011, the local community is outraged by the opportunistic manner in which a DA for an inappropriate *overdevelopment* of a flood prone lakefront site, approved by Wyong Shire Council for only three (3) residential building blocks, has been submitted under the previous SEPP (Affordable Rental Housing) for a block of 44 units with the view that 50% will be for affordable housing rentals.

We are therefore in total agreement with the NSW Planning Minister Brad Hazzard who stated that such affordable housing developments as *“ a very good cash cow opportunity for developers and provide an avenue for small- time developers to rip into local communities and change (their) entire face.”*

PETITION (signed petition attached: 107 signatures,72 properties - includes 4 signatures previously sent)

TEPCP submitted (9th June 2011) a Petition against the original DA with 473 signatures together with 90+ letters of objection and opposition. However, to further strongly demonstrate their continued rejection of the overdevelopment and inappropriate location of the affordable housing development, more than 90% of property owners in the assessment locality, have signed another Petition (attached), specifically noting some of the social impact and problems which were listed in your letter.... **viz:**

- re-inforce our strong opposition and rejection of the inappropriate location of a large cluster of high density affordable housing units on lakefront land, which is totally incompatible with the character of the locality to our low density high value and mostly owner/occupied homes;
- raise our alarm to the overdevelopment of lake front land proposing 44 units on land approved for 3 residential blocks and the potential damage to the public reserve and lake system;
- voice our concerns on the location of affordable housing in a locality which has limited public transport, no employment opportunities and the potential risk (crime, anti-social behaviour, domestic violence) to the community of a potential concentration of unemployed and isolated residents;
- indicate that our strong objections to the affordable housing will manifest in our non acceptance of the future residents and pose much difficulties for interaction and integration;
- raise our concerns to the potential devaluation of our home, which we have spent a lifetime paying off without any government handouts;
- strongly express our anger at the inappropriate development proposal which has undermined the peace and tranquility of the neighbourhood and caused much stress and dismay to us all;
- state categorically that any mitigation measures will not change our strong opposition and rejection.

SOCIAL IMPACT ISSUES

The following points are presented in support of the objections and opposition raised in the Petition.

1. The proposed high density block of 44 units is out of character to the locality which comprises of low density, high quality residential housing with a few large town houses in Terilbah Place. Lakefront properties (9) in Terilbah Place have direct access to the public lakeside reserve as would the residents of the proposed development. In Wyuna Ave, most of the properties have ocean views and many have direct access to The Entrance North beach. In Curtis Parade, 50% of the properties front the beach and there is a high proportion of expensive holiday homes.
2. The 2006 Census showing the Community Profile of Wyong Shire and The Entrance North does not describe accurately the demographics of the locality comprising Terilbah Place, Wyuna Ave, Curtis Pde; and Wildfred Barrett Drive. Information from various realty sites give cites values of of \$500,000.00 and \$1million plus dollars and such high property values are indicative of the socio-economic level of the residents who are mainly owner occupied self funded retirees and working couples with adult children. Only a small proportion of the properties are rental investments and holiday homes.
3. Residents have identified problems for interaction and integration with future residents of the proposed development site. In the first instance, they have expressed strong objections and opposition to the overdevelopment of the small lake front site and secondly, to the inappropriate location of affordable housing units. Thus, such the strong antagonism is likely to transfer to the future tenants who would be further isolated by barriers which emanate from the differences in socio-economic background and lifestyle.

4. Another concern is the potential overuse of the lakefront reserve by the overdevelopment of 44 units with a future residential population of 100+. This development is the largest and most intensive development on Tuggerah Lake and the current residents are rightly concerned with the impact on the environment of the lakefront reserve and the sensitive lake system.
5. Further this big group of new residents would be able to access the narrow lake front reserve right across to the Terilbah Place lakefront reserve and the privately owned reserve in Two Shore Caravan Park. The great volume of people accessing the lakefront reserve has the potential for creating conflict and problems with existing residents who will have their privacy and security threatened. The potential for unresolvable problems including those associated with interaction and integration would be considerable.
6. The issues raised at the meeting (11 th December, 2011) with representatives from each of the streets in the assessment area, should have given a very good indication of the strong and vocal opposition to the proposed development and a clear indication of the non acceptance and barriers to future integration and interaction .
7. Property owners are fearful of the negative impact on the value of their properties. Advice from the Dept, Fair Trading is that potential buyers by law, must be advised of anything which might affect their decision to purchase a property . A survey conducted by TEPCP of four (4) local real estate agents confirm that from their experience, such advice have created problems in selling properties including the lowering of property values.
8. According to Bruce Mc Lachlan who is the main real estate agent for the locality, an enclave of affordable housing units would definitely affect the prices of surrounding properties , making them more difficult to sell and forcing prices to fall by a minimum of 10%. The potential devaluation of property values is a major barrier in the acceptance of a large concentration affordable housing development with a high proportion of welfare dependent tenants.
9. The Planning Minister has stated: "*A test will be introduced in regional areas stipulating housing built under the policy must be within 400 metres of a local centre.*" **This development does not meet this criteria.** The nearest local grocery and food is Coles at The Entrance (3 Kms); Bateau Bay (8 kms) and we are aware that travelling by car is the only means of transport used by residents in social impact assessment area.
10. Further, the locality has very limited access to services. It does not have in its vicinity, a child centre, kindergarten, schools and health services. The nearest Diggers club is over 6 kms away, TAFE is located at Wyong (25kms) and Tuggerah Railway station is 18kms by car. The Primary and Community Health Strategic Plan (2010) reports that most residents from The Entrance area tend to access Gosford Hospital which is over 25 kms away by car. Whilst The Entrance does have a number GP medical practices, most have closed their books and few offer bulk bill.
11. Wyong Shire has one of the highest unemployment rates in NSW and most of those who work commute to Sydney or Newcastle (over 30,000 per day from the area). Certainly, commuting by car to work is the only option for the residents in the assessment area and residents have reported that many family members have gone interstate to obtain work.
12. It is obvious that the establishment of affordable housing in this isolated vicinity would be a disadvantage and is totally inappropriate, as without access to employment and long distances to training, there is very likelihood that the tenants will most likely remain welfare dependent and in their isolation , will be further disadvantaged.

13. The results of the National Social Housing Survey 2010 indicate that unemployment rate is 6 times that of the general population and it is feared that this impact would be similar for the proposed inappropriately located affordable housing development. Further, the Entrance Peninsula Community have had first hand experience in the changes in “ the nature of community housing from its original role as cheap accommodation for working families as in the 1950’s and 60’s, to providing shelter for those with complex needs such as single parents or people dealing with mental illness and drug dependency. Public housing has now become a dumping ground for people who are very residual in terms of society. It is now used for people with complex needs such as mental health and substance abuse issues.”(from Dr. Morris, a senior lecturer at University of NSW, School of Social Science and International Studies, and a range of social housing experts -The Australian Jan 10, 2009)
14. The community is therefore rightly concerned that the affordable housing tenants would well become an enclave for welfare dependent tenants who have a range of health and mental issues and the resultant impact to the community would be increased domestic violence, anti-social behavior, vandalism and crime. The perception of higher risk expressed by the signatories of the Petition for their personal and family’s safety and security is therefore areal and justifiable concern.
15. Anecdotal evidence from long term local residents and shop keepers which is backed by police reports, is that there have been more incidences of break-ins, vandalism and domestic violence since the proliferation of social housing including affordable housing at The Entrance, The Entrance North and Long Jetty.
16. Owners of permanent sites at the neighbouring caravan park and property owners fronting the lake reserve in Terilbah Place have expressed their concerns with the increased risk to their property and assets. They believe that the current safe, secure peaceful and tranquil lakefront would definitely become much less so. Rather, residents from the 44 units block would create not only an overcrowding problem of the lake front reserve, but a security problem. They are concerned that should the development progress, their property and assets can be easily broken into, vandalized or stolen. To date there has been no need for providing security fencing and most of the homes and the caravan park can be easily accessed from the lake front reserve.
17. Permanent residents of Four Shores Resort have specifically raised their concerns to TEPCP regarding the safety and security of their boats, gas cylinders and fishing gear which they currently leave unattended outside, but with the proposed new development, they are fearful of the increased risk of crime including break-ins, thefts and vandalism which they currently experience infrequently.
18. Many residents have raised their concerns with the much increased traffic coming from the proposed development. Wilfred Barrett Drive is currently zoned 70 km/hr and the residents of Terilbah Place, Wyuna Avenue and Curtis Parade play Russian roulette with the traffic as they attempt to enter the speeding traffic. As yet we have not been able to review the Traffic Impact Study for the resubmitted DA, but wish to express our concern with the potential safety of drivers forced to now compete with another stream of cars from the 44 unit block who will also join the game of Russian roulette.

Ben, I trust that you have been able to obtain a good understanding of the perceived negative social impacts from the comments of the meeting you had with representatives from the neighbourhood and from issues raised in the Petition and discussed in this submission.

We hope that from your visit and inspection of the site and surrounding homes, you will appreciate the uniqueness of this tranquil coastal and lake front locality and that you will understand why the community has rejected the proposed overdevelopment on a lakefront flood prone site, which is obviously , totally out of character with the surrounding area.

Further, we hope that we have convinced you that the limitations of employment, transport, and services etc make this a very poor and inappropriate location for affordable rental housing and that the choice of this site , for such a development has been opportunistic , rather than with the consideration of the needs of the future tenants in mind.

In conclusion, I request that you refer to TEPCP's previous submissions and note the relevant social impact issues which we have raised. Please contact me should you require further information.

Regards

A handwritten signature in black ink, appearing to read "Vivienne Scott". The signature is fluid and cursive, written in a professional style.

Chairperson
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