

Bayswood Retirement Living Village (MP 08_0096)
Public Submissions

No.	Nature	Comment	Issue Summary
1	Support	<ul style="list-style-type: none"> Beneficial in adding value to nearby lands 	<ul style="list-style-type: none"> Value uplift of land
2	Object	<ul style="list-style-type: none"> Concerns relating to provision of infrastructure in the locality including implications for traffic, public transportation, utilities, emergency services, health and aged care Need to ensure the alignment of population growth to infrastructure South Coast Regional Strategy provides little information on timeframes and funding for major public works, infrastructure and services No detail on how local residents receive connection to the water supply main and waste system. Water currently supplied from a meter located on The Wool Road running through adjoining properties which is a nuisance when residents require access for maintenance work. Therefore preferable to obtain water from different source such as the supply servicing proposed development Waste water is currently managed by on site septic tank. Ideal to have connection to the waste water lines being installed for the proposed development. Provision should be made in the current waste water pipework to accommodate local resident requirements 	<ul style="list-style-type: none"> Provision of infrastructure and implications Water supply main and waste system
3	Support	<ul style="list-style-type: none"> Supportive of proposal 	<ul style="list-style-type: none"> Support
4	Object	<ul style="list-style-type: none"> Biodiversity impacts are not addressed in the EA and no real mitigation measures have been proposed Negative impact on local tourism as the diversity of plants and animals is a main attraction Traffic impacts and road quality issues Alternative access routes need to be developed Increased pollution Noise impacts Need to invest in public transport including local village bus service and electrification of the rail line at Bomaderry 	<ul style="list-style-type: none"> Loss of biodiversity Impact on local tourism Traffic, transport and access issues Noise Pollution
5	Object	<ul style="list-style-type: none"> Current proposal is for 166 dwellings of increased density replacing 133 dwellings originally approved on another part of the site as the Australian Government required adaptable housing component to be removed and for that land to be protected as an environmental zone Environmental impacts must be addressed, including: <ul style="list-style-type: none"> Increased run off from car wash and fertilised garden areas causing pressure on water quality in wetlands and Jervis Bay Increased risk of garden plant escapees into the natural bush Domestic pets may adversely affect natural wildlife Cumulative impact of population growth must be taken into account and no further increase should be allowed unless there is evidence to show that this will not be detrimental to the environment Water shortage/restrictions means swimming pool in close vicinity to Leisure Centre not 	<ul style="list-style-type: none"> Increased density from original concept approval Environmental impacts Implications of population growth Needless provision of swimming pool Lack of medical facilities

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		<p>warranted. Recommended that it be turned into a proper water therapy pool for the elderly</p> <ul style="list-style-type: none"> Existing open water areas in the area are of real danger to children and should be childproofed Limited medical facilities and local doctors are already at capacity therefore new doctors should be recruited for the Retirement Village 	
6	Object	<ul style="list-style-type: none"> Proposed development did not form part of original concept plan exhibited to the community Increased density means following environmental issues should be addressed: <ul style="list-style-type: none"> Higher risk of damaging run off from fertilised gardens, car washing, pet waste impacting on water quality downstream to Jervis Bay Increased risk of domestic/garden plant species escaping into natural bush Domestic pets may adversely affect native wildlife Cumulative increase in building footprint as compared to standard urban design proposals which will have a negative impact on sensitive area. Precautionary principle should be applied to show how this design will not cause a detrimental environmental impact The size and area of open space around some blocks appears too small for vegetation management. Previous design for this area had zones of planting Concerns relating to design including how the village will be properly integrated into wider coastal village. The concept of a 'gated community' places immediate barrier between residents of new development and locals No statistics which provide adequate security justification for this gated community concept. It does not produce a good outcome for community cohesiveness Provision of swimming pool is needless when there is an adequate pool and gym at the nearby Leisure Centre Issue of lack of medical facilities and appropriate support staff in an area with rapidly ageing population should be addressed 	<ul style="list-style-type: none"> Increased density from original concept approval Environmental impacts Precautionary principle Design issues Landscaping and vegetation management Implications of gated community Needless provision of swimming pool Lack of medical facilities
7	Object	<ul style="list-style-type: none"> Original concept approval for adaptable housing in the Village East was deleted by Australian Government and added to the environmental zone. Even so, the original application did not provide for a gated retirement village Current exhibition period inadequate for local residents to read, understand and comment on the proposal. Further consultation is required with the community Concerned over the concept of 'ageing in place' as there is no provision made for ongoing care of the residents. The existing nursing home in the area is over capacity and therefore will not be able to meet demand arising from proposed development Lack of medical facilities in the area, and many practising doctors have closed their books to new patients Increased density proposed (average block size reduced from 300 sqm to approx. 203 sqm) The figures in calculation table of site coverage give two differing sizes for area of two-storey residence Concept of gated community with leasing arrangements completely new to original proposal for 	<ul style="list-style-type: none"> Increased density from original concept approval Inadequate community consultation Lack of medical facilities Lack of ongoing care for residents Character and amenity of area Noise Pollution Access issues Design issues Needless provision of

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		<p>individual titles to smaller blocks</p> <ul style="list-style-type: none"> • Large proportion of community is retired and the idea of an isolated, private village will entirely alter the character of the area. To expect Probus and local schools to allow residents of the development to 'engage with the external community' is interestingly optimistic • Adaptable housing component of original concept approval implied that it would be accessible to older and less mobile residents, however only 136 of the 166 units are actually considered to be adaptable • Unlikely that local residents will move into four bedroom, two storey type houses • One entry/exit point and one emergency access may prove more difficult than is foreseen in the case of an evacuation • Report provides that on site nurse would not be a medical consultant and would simply arrange appointments with doctors. This is more a role for a secretary or receptionist • Site is located in a fire prone region which means that defensible spaces need to be managed and maintained in the future. This is an ongoing responsibility and places total belief in the future viability of the proponent • The staging of the Retirement Village and the residential/commercial component means that early residents will be subjected to noise and pollution from major building works which reduces the amenity of the area • Development in the residential component is intended to preserve the trees and environment, however given the density and floor space ratio of the Retirement Village this intention will be ignored • The word 'generally' appears frequently where compliance with local policies is mentioned raising many questions about the possible outcomes • Concept of a separate gated community will lead to duplication of facilities (such as swimming pool). Community would prefer other facilities such as meeting rooms and medical rooms to be incorporated into the District Centre and available to the whole community • Concept of a gated community which gives illusion of security is at odds with providing community with a mixed variety of housing types suitable for different age groups • Development should show that it provides complete retirement lifestyle from in home care to ongoing care through a nursing home 	<p>swimming pool and other facilities</p> <ul style="list-style-type: none"> • Social infrastructure • Environmental impacts • Lifestyle
8	Support	<ul style="list-style-type: none"> • Further development in the area will provide local residents with access to improved services • Elderly residents need easy access to shops and transport and stand to benefit from the proposed Retirement Village 	<ul style="list-style-type: none"> • Access to improved services • Benefits elderly residents
9	Object	<ul style="list-style-type: none"> • Should protect natural assets and the environment for future generations and ensure long term viability of tourism • Australian Government required adaptable housing component to be removed and for land to be an environmental protection zone. Current proposal is for 166 dwellings of increased density replacing 133 dwellings originally approved on another part of the site 	<ul style="list-style-type: none"> • Environmental impact • Impact on local tourism • Increased density from original concept plan approval • Precautionary principle

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		<ul style="list-style-type: none"> • Cumulative effect of population increase should be considered and number of dwellings should not be increased from original approval without sound scientific evidence to show that this is not detrimental to the environment and that no degradation will occur in accordance with the precautionary principle • Environmental impacts must be addressed, including: <ul style="list-style-type: none"> • Increased run off from car wash and fertilised garden areas causing pressure on water quality in wetlands and Jervis Bay • Increased risk of garden plant escapees into the natural bush • Domestic pets may adversely affect natural wildlife • Deterioration of water quality in the wetlands and ultimately Jervis Bay • Concept of gated retirement village will not assist community harmony and does not allow mix of housing types, family groups and age demographics • EA does not show if open space around the private blocks is of viable/useful size and shape for flora and fauna habitat • Water shortage deems that swimming pool so close to the Leisure Centre is not warranted. Recommended this be a proper therapeutic pool for retirees • Local doctors are already at capacity therefore new doctors should be recruited to run medical facility in Retirement Village • All facets of the triple bottom line must be satisfied. This is a situation where the developer will profit, while the environment is damaged and residents are forced to live without social support services 	<ul style="list-style-type: none"> • Water quality • Social cohesion and demographic issues • Design issues • Open space as habitat for flora and fauna • Needless provision of swimming pool • Lack of medical facilities • Triple bottom line accounting (social, economic and environmental factors)
10	Object	<ul style="list-style-type: none"> • Adaptable housing in the Village East was deleted by Australian Government and added to the environmental zone because of its close proximity to EPBC listed species/habitat • Adaptable housing now imposed on residential component and number of proposed dwellings means that the development density of the residential component is greater than originally approved in the concept plan • Increased density means increase in population, private car use, water and power usage • Traffic density will be at a constantly high peak • Cumulative impact of this and other existing or planned development should be assessed so that a reasonable standard of life is maintained for local residents • Precautionary principle should be applied so that the development does not prove detrimental to the natural, built or social environment • Concept of gated community will not engender a socially harmonious unit. Need a mix of family, age and demographics • Provision of a new swimming pool is unwarranted with the Leisure Centre only a few hundred metres away. However, a fully instituted hydrotherapy pool is supported • Medical practitioners in Shoalhaven have a full list of patients, therefore false to infer that current practitioners will take on an increase in patient numbers 	<ul style="list-style-type: none"> • Increased density from original concept plan approval • Environmental impacts • Implications of population growth • Increased traffic • Cumulative impacts • Precautionary principle • Social cohesion and demographic • Needless provision of swimming pool • Lack of medical facilities • Water quality • Social infrastructure: library • Lack of public transport and

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	<ul style="list-style-type: none"> • Concerned that too great a reliance placed on Council regarding the intention to maintain water quality in SEPP 14 wetlands particularly given past experience where Council failed to be on site to oversee earthworks resulting in tonnes of silt flowing into St Georges Basin (Hendy Kendall Village development). Therefore measures must be in place to ensure run-off water does not escape from the development into the Jervis Bay Marine Park • Negative step to close existing Sanctuary Point library as it will alienate residents of the Basin area that will need to travel greater distances to access this facility • Need for frequent and affordable public transport as lack of bus services for residents of Bay area (see below) will result in increased private car use creating more greenhouse gas emissions • Traffic Report falsely indicates 5 bus services per day when residents of Basin area can catch a bus twice a day and return on 3 and residents of the Bay area can only return on 1 bus • External lighting should be directed to the ground as it will cost less to run and use less energy therefore helping the environment. Such lighting also protects species using the site as a wildlife corridor, particularly flying animals, insect pollinators of orchids and other flowering native species • Concerned over intent to use non-local species in the landscape plan such as lilly-pilly and Gynea lily as this will be at the expense of other native flora species • Tree clearing has occurred on site for the current residential component beyond that originally permitted. Hollow habitat trees for birds and animals have been lost and artificial habitats constructed for displaced species. This is not an ideal situation • Overall inadequate assessment of the proposal, particularly environmental impacts 	<p>implications</p> <ul style="list-style-type: none"> • Lighting issues • Landscaping • Loss of habitat for birds and animals
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