

VINCENTIA RATEPAYERS AND RESIDENTS ASSOCIATION INC.

**PO BOX 149, VINCENTIA,
N.S.W. 2540.**

**PRESIDENT : BRIAN SAUNDERS
SECRETARY: ELIZABETH TOOLEY**

September 22, 2010

Vincentia Ratepayers and Residents Association Submission to NSW Department of Planning Major Project Application MP 06_0205 Modification No 2

The land within the Vincentia District Centre (VDC) being part of the Concept approval MP06_0060 approved January 2007.

Department of Planning Reference: MP06_0205 (Mod 2)

Thank you for this opportunity to comment on the proposed Modifications for the Vincentia District Town Centre, corner of Naval College Road and The Wool Road, Vincentia.

The Vincentia Ratepayers and Residents Association is the district community consultative body, formally recognized by the Shoalhaven City Council. Any project proposed for our local area is of utmost interest to us, and a development of this size will, of course, bring big changes to our relatively quiet bayside village. We do not have the resources, or the knowledge, to challenge various parts of this application on a technical level – our concerns are grassroots ones and we look to the Department of Planning to offer some protection to the local community from the impact of such a large development.

In approving the original concept plan for both the residential and commercial at this site, the Department has allowed considerable damage to be done to an environmentally sensitive area and we would ask that the integrity of the local environment at this site be now respected when you consider these modifications.

The specific concerns which we have are –

1. **The proposed access roads to the centre** – we believe that the most practical plan for access off The Wool Road is to use the position of the current road which leads to the Leisure Centre with a T intersection where the road turns to the right at present. There would be a road to the left leading to the VDC and a road to the right to the Leisure Centre and the playing fields. We do not believe that there is any need for two access roads and two sets of traffic lights within a few metres of each other. After all, there will be no increase in traffic to the Leisure Centre as result of the VDC.
2. **Traffic** – we understand that any major upgrading of The Wool Road will not occur until Stage Two of the development is completed. We would ask that the road upgrading and widening for both the Wool Road and Naval College Road be completed **before** the opening of Stage 1 of the VDC. We would ask that it be a condition of approval.

In the original concept plans there was provision for a roundabout at the corner of The Wool Road and Beach Street – is this in the plans? Is it still planned for the dual lanes to go as far as this roundabout?

3. **Landscaping** – it is essential that there are sufficient green buffers around the entire site to shield it from view from the roads. This was always supposed to be a condition of approval but we note that the buffer zone appears to be rather thin in some places. We ask that the Department preserves the amenity of the natural area and ensures that the visual appearance of the VDC is in complete harmony with the bushland setting.
4. **Power poles and overhead power lines** – we would ask that a condition of approval be that all power lines must be underground. Unfortunately, this was not a condition in the neighbouring Bayswood residential development and a forest of large and obtrusive power poles now greet visitors as they enter Vincentia. It is a disgrace and a blight on the landscape. We ask that this not be allowed to happen again. We wonder if they are, in fact, in accordance with the original approval for the residential development.
5. **Bike Tracks** – we ask that more design work be implemented to try and make the bike tracks link up safely as it now appears that the promised underpass near the roundabout on the corner of The Wool Road and Naval College Road has disappeared. The established bike track is on the opposite side of The Wool Road from the Centre and needs to be safely linked with a proposed track on the other side.

6. **The Environmental Zone** – in the original concept plans for the entire residential and commercial site there was a great emphasis placed on the provision of an Environmental Zone which was to provide safe protection for native flora and fauna. The problem is that no one wants to maintain this area which is essential for the protection of the habitats of several endangered species as well as providing a wildlife corridor for many species of native animals. We ask that the Department work out a solution to this problem as a priority and suggest that the ownership of the Zone be passed to National Parks with the proviso that Stockland maintain it for the next 50 years. This would need to be monitored as at the moment the area is becoming degraded and has become a dumping ground for builders' rubbish. The promised fence has also not eventuated.
7. **Community facilities** – we note with disappointment that there seems to have been change in emphasis between the original concept and the present modifications. The Library which appears to be the only community facility has been relegated to Stage 2 and there are no plans for anything other than commercial and retail in the VDC. We cannot even see toilets marked on the plans.
8. **The corner of The Wool Road and Naval College Road** – we urge the Department to protect the green buffer around this area and not allow any retail outlet, such as fast food or a petrol station, on the outer boundary of the site.

It is perhaps worth noting that at the time of writing Woolworths will not commit to speaking with us, as the representatives of the local community, despite several invitations. It would certainly allow residents to hear first hand what is proposed for their local area and may even allay some fears. It is a most disappointing attitude from Woolworths.

In summary, the Vincentia Ratepayers and Residents Association ask that the Department of Planning ensures that the applicant respects the integrity of an environmentally sensitive site, that the road upgrades are undertaken before the Centre opens and that the amenity of the bushland setting is safeguarded by adequate green buffers.

Yours sincerely,

Elizabeth Tooley,
Secretary, VRRRA

From: "Brian Saunders" <brians88@bigpond.com>
To: "John Phillpott" <John.Phillpott@planning.nsw.gov.au>
CC: "R and E Tooley" <ertooley@bigpond.com>
Date: 15/12/2010 4:48 pm
Subject: Vincentia District Centre
Attachments: VRRRA to Wool 101210.docx; vrrra to stockland 101210.docx

Hi John,

We understand the question of access to and from Wool Road is being negotiated between the parties as we write. However, our view remains that there should only be one set of traffic lights on Wool Road and Woolworths' proposed access is too near the roundabout. We believe a cycleway/footpath on the northern side of Wool Road between the VDC and BBLC is essential for safety.

All road works must be completed before the VDC is opened.

Re the Library, please see the attached letters to the Managing Directors of Woolworths and Stockland. We are most disappointed with Shoalhaven Council's attitude to this matter and will be seeing the Mayor on Monday to seek a more positive response. Our view is that the promise of a Library complex when the project was first submitted, did much to ameliorate the considerable public opposition to the project. Perhaps Council was at fault in not negotiating the financial details of the arrangement at that time? However the community has a right to expect such a facility out of this \$250 million development. We will continue to insist that the Library remain in Stage 1.

Kind regards,

Brian Saunders

President,

Vincentia Ratepayers and Residents Association Inc.

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For the latest news on Vincentia see www.vrra.org.au

From: "Lesley Sanders" <lesleyvsanders@gmail.com>
To: <John.Phillpott@planning.nsw.gov.au>
Date: 29/12/2010 11:38 am
Subject: Library at Vincentia District Centre

Dear Sir,

The Hyams Beach Villagers' Association Inc, which represents over 200 home owners in the village of Hyams Beach, located in Jervis Bay, are very concerned that the promised community library in the Woolworths development at the Vincentia District Centre may not proceed due to its deferment to Stage 2 of the retail development.

The communities of the Jervis Bay and St Georges Basin area are in need of a modern library, which offers all the facilities that a functioning library offers today; internet areas, multimedia sections, reference sections, meeting rooms and up to date children's and adult book sections. The area has over 26,000 people all of whom could visit and benefit from such a facility.

As a university lecturer I am very concerned that the youth in the area are not receiving the support they need to start and complete higher education courses that involve more and more online communication. The area has only 40% of the population using internet facilities and computers due to its low socio- economic status. The area also has the second highest indigenous population in NSW, which could be better served through appropriate opportunities to further study. A modern library in the area will give added strength to encouraging the youth and others to enrol in study so they can improve their opportunities for employment.

With the reasons stated above justifying the need for a library in the area, our members strongly request that the DoP insert a condition in the planning approval for Woolworths to honour the commitment to include the library in Stage 1 of the development if it does not proceed with Stage 2 within 5 years.

Please consider this request favourably so the various communities in the area have a future community facility to look forward to.

Yours sincerely

Lesley Sanders

Secretary, Hyams Beach Villagers' Association Inc.