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# Vincentia Coastal Village & District Centre

## Application for Concept and Project Approval

## Social Impact Assessment

## Final Report

Prepared for Stockland

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## Executive Summary

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This report presents an assessment of the social impacts likely to be generated by a proposed District Centre and residential development at Vincentia, within Shoalhaven Local Government Area. The report has been prepared for Stockland to accompany the application for concept and project approval for the development, under Part 3A of the Environmental Planning and Assessment Act 1979 (as amended).

The study has examined the profile of the existing population of the area and prepared forecasts of the population likely to be generated by the new coastal village. The development, when completed with about 740 dwellings, will add to the supply of housing in the Area in response to anticipated future increases in demand. It will potentially add to the population in the Bay and Basin Area by about 1,724 people. This increase must be seen in the context of the significant and on-going growth which has characterised the Area for the past decade or more, and which has resulted in a community which is accustomed to coping with change and newcomers. The incoming population is expected to have age, life cycle and socio-economic characteristics similar to the existing population, and so is unlikely to change its overall composition. This will facilitate its integration into the community and minimise any impacts on the culture and lifestyle of the Area. The range of housing options to be included within the development will provide housing choice for a diversity of household types, including families with children and older people, helping to create a balanced and sustainable community with capacity to respond to the varying demands of a changing society.

While the forecast population growth is unlikely to impact significantly on the composition and culture of the existing community, it will increase the demand for local services and community facilities. This has both positive and negative aspects. The larger population will make viable services and facilities which might otherwise not be warranted. Additional services and facilities will be provided in response to population growth and these will benefit the whole community. These include not only the greater range of shops and commercial services to be provided in the new District Centre, but also entertainment and leisure facilities, community and recreation facilities and improved public transport.

However, a number of service types have more limited ability to expand readily in response to population growth, and it is in these areas that the impacts of the development are likely to be felt most keenly. The study has found that a variety of human services are already straining to cope with the rapid population growth that has occurred in recent years, and that they have very little or no capacity to absorb the extra demand likely to be generated by the new development, without additional resources. They include community centres, schools, childcare services, medical and community health services and aged care services. These services will need to be augmented in the area if the needs of the incoming population are to be met and the existing community is not to be disadvantaged in its access to services.

At this stage, there is a commitment from Stockland to:

- Ø Provide a childcare centre and accommodation for medical and allied health services within the District Centre and work with providers to secure the establishment of a medical centre;

- Ø Provide funding to Bay & Basin Community Resources Inc (BBCRI) to enable it to prepare a Community Plan which will examine the community facility and human service needs arising from the proposed development, and in particular the accommodation needs of services, and recommend strategies to address these.

The ways in which better accommodation might be provided within the development to enable services, particularly aged care services, to expand will be considered following completion of the BBCRI Community Plan.

Providing additional funds to enable schools, community health and aged care services to expand is a responsibility of the State Government (and Commonwealth Government for some types of aged care services). Stockland will need to work co-operatively with local service providers to provide population data to feed into the planning and resource allocation processes of government agencies.

In terms of impacts on the character and amenity of the Bay and Basin Area, the final masterplan has effectively addressed most of the concerns identified by representatives of the surrounding community at earlier community consultation events. The masterplan includes a range of measures to meet the objective of creating “a coastal village in a bushland setting”. These include controls on built form, landscape structure and retention of tree cover, as well as neighbourhood design that will promote sense of place, walkability and active street life. The District Centre will have a main street format, town square and distinctive architecture which will ensure it does not become an “anonymous suburban mall”. A range of features and facilities will also ensure that it provides an active and vibrant social hub, enhancing the life of the community. It is understood that traffic concerns identified by the community have been largely addressed, while community concerns about the style of housing proposed for the Village East precinct have been addressed by the proposal to provide a greater mix of dwelling types in this part of the development.

The study has identified a wide range of impacts of the development that will bring very significant benefits to the Bay and Basin community. These are considered to more than offset any negative impacts arising from the development.

The final chapter of the report contains a number of recommendations to Stockland to address impacts as they arise in subsequent stages of planning and to build on the substantial goodwill from the surrounding community that has been generated to date, by continuing to include the surrounding community in the planning, development and construction processes.

## 1. Introduction

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### 1.1 Scope of the Study

This report has been prepared for Stockland to accompany an application for concept approval of the District Centre and Village East, and project approval of Village West and Village Central, under Part 3A of the Environmental Planning and Assessment Act (EP&A Act) 1979 (as amended) for a proposed District Centre and residential development at Vincentia, within the Shoalhaven Local Government Area. The proposed development will create a sustainable residential community adjacent to a District Centre that will function as a highly accessible commercial and community services hub for the population living in the vicinity of Jervis Bay and St Georges Basin.

The report presents findings and conclusions of the assessment of social impacts associated with the development. It describes the social context of the development, in terms of the profile of the existing population, housing stock and social infrastructure in the surrounding area, and presents population projections arising from the proposed development. Impacts on housing structure, population mix, social integration and facilities and services are identified. Drawing on consultations with the surrounding community and local service providers, the report scopes the potential social impacts of the development. These are then examined to provide a comprehensive understanding of the likely social and economic planning consequences of the development proposal.

The social impacts of the proposal have been considered in terms of both the development's immediate neighbourhood and broader district context. Social impacts have been considered in terms of:

- Changes in the population size and profile of the area;
- Changes in the availability of services and facilities in the area;
- Changes in the amenity of the area;
- Changes in the character and identity of the area;
- Changes in employment patterns and economic development; and
- The overall social sustainability of the development.

The report also considers the ways in which community concerns about social issues raised in response to the draft proposal have been addressed in the final scheme. Strategies to maximize the positive benefits of the proposal and minimize or manage any negative impacts are suggested. It has also considered ways in which the development will contribute to the district and how community benefits can be enhanced.

As a social impact assessment, the focus of this study has been on how the development will affect people, their well-being and the way they live. The study has not considered the environmental impacts of the development, and is not intended to be an Environmental Impact Statement, which would be beyond its scope. Accordingly, it has not considered how community concerns about environmental issues have been addressed, nor has it dealt with the benefits to the community that will flow from environmental initiatives. While it is recognised that social and environmental issues are inextricably linked, environmental issues and the sustainability of the development have been examined extensively in other studies supporting the proposal.

It should be noted that a social impact assessment is not a formal requirement of the planning process for this site. However, consistent with Stockland's commitment to responsible development, Stockland has commissioned the study in order to identify and consider the social consequences of the development and examine ways in which community benefits might be enhanced. The study document and its resultant strategies will also provide a high degree of certainty to the surrounding community that any potential negative impacts of development in such a unique social and environmental setting have been anticipated, and that appropriate strategies will be put in place to manage them.

## 1.2 Study Methodology

Preparation of this Report has involved:

- Ø A review of relevant background studies and planning documents, listed as References at the end of this report;

Preparation of a profile of the housing and population in the area surrounding the site, as the basis for assessing the impacts of the development on housing and population. This has required analysis of material from the 2001 ABS Census of Population and Housing (as contained in the Shoalhaven Population Profile 2001);

Identification of existing social infrastructure in the area surrounding the site, based upon directories and discussions with staff at Shoalhaven City Council and Bay and Basin Community Resources Inc;

- Ø Consultations with representatives of community groups, local service providers and government agencies regarding community facilities and human services;

Discussions with the clients and their representatives regarding the proposal and the target market;

Consideration of the draft masterplan for the development, as described in the Vincentia Coastal Village Masterplan documents prepared by Annand Alcock Urban Design and supporting consultant studies (particularly the Landscape Study prepared by Clouston Associates and the Traffic and Transport Study prepared by Masson Wilson Twiney);

Analysis of the outcomes of the community consultation process conducted by Elton Consulting with local residents and other stakeholders. This has involved three public community information and feedback sessions (CIFS). The first was held on Saturday 21 September 2003, the second on Saturday 6th March 2004 and the third on Saturday 17th July 2004.

The first CIFS was attended by approximately 300 people and 100 feedback forms were received. Approximately 130 attended the second session with 27 returned feedback forms. The third was attended by about 480 people, with 90 returned feedback forms. This study has drawn on the

reports by Elton Consulting detailing the findings from each of the CIFS previously submitted to Stockland.

In addition to the CIFS, a series of meetings with members of a range of community groups also took place. Organisations participating in this stage of consultation included:

- Bay & Basin Community Resources Incorporated,
- Jervis Bay Alliance,
- Huskisson Chamber of Commerce,
- St Georges Basin Progress Association,
- Old Errowal Bay & District Progress Association,
- Vincentia Ratepayers & Progress Association,
- Young people from the Bay and Basin Area.

This report has also drawn on the outcomes of those discussions.

## 2. Outline of the Proposal

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### 2.1 Context of the Development

The Bay and Basin Area is that part of the South Coast of NSW that lies in the vicinity of Jervis Bay and St George's Basin. There are a number of villages within the Bay and Basin Area, each with a distinctive identity of its own. Key settlements include Vincentia, Sanctuary Point, St George's Basin, Basin View and Huskisson.

The rapid residential expansion of the area over the last decade and concomitant demographic changes have placed significant pressures upon the village character of the settlements, as well as the provision of community services, and traffic and transport infrastructure. Members of the Bay and Basin community highly value the ecology, natural beauty and distinctive social character of their area. Residents of Vincentia and other nearby coastal settlements strongly identify with their own villages and have expressed dissatisfaction with some development projects which have recently taken place in the area.

This underscores the need to ensure that the social impacts of any development within the Bay and Basin Area - particularly one as significant as the Vincentia Coastal Village and District Centre - are fully understood. An understanding of the range of impacts deriving from the development has enabled the project team to identify and implement effective strategies that maximize the benefits and reduce the negative consequences of increased residential and commercial activity in the area.

### 2.2 Background to the Development

The site for the Vincentia District Centre has been identified for development as a commercial and service centre for the Bay and Basin Area for over thirty years.

In 1970, a large site to the north-east of the intersection of Wool Road and Jervis Bay Road in Vincentia was nominated as a future District Centre in the planning strategy developed by Realty Realisations, the then owners of the site. Following this, areas to the west and south were nominated for residential development. In the 1980's a Local Environmental Study (LES) was undertaken for the comprehensive draft Shoalhaven Local Environmental Plan (LEP). The LES identified the need for a District Centre at Vincentia and also referred to a separate draft Local Environmental Plan involving urban expansion on the future Vincentia Coastal Village Site ("the Village site").

In 1990, Shoalhaven Council adopted Policy No. 1 – Main Centre Strategy, which identified the Village site as the future district centre for the Bay and Basin Area. In 1997, Council and the Department of Planning released the *Jervis Bay Regional Environmental Plan* (JREP). The major implications of the Plan included:

- The proposed rezoning of the Village site for a combination of national park and future urban expansion;
- Nominated habitat corridors in Jervis Bay were identified on the Village site;

Owners of the land identified for the proposed national park were required to discuss land acquisition with the National Parks and Wildlife Service (NPWS).

In 1998, NPWS acquired 282ha of the proposed village site for the extension of the Jervis Bay National Park. Shoalhaven City Council also acquired 12ha for the development of community facilities, including the Bay and Basin Leisure Centre.

In 1999 the draft Vincentia LEP, which permitted commercial and residential development on the site, was gazetted. The draft LEP also nominated environmental protection (scenic protection) and natural hazards (urban flooding) zones.

### The Jervis Bay Settlement Strategy

The *Jervis Bay Settlement Strategy* was placed on exhibition in 2001 by Shoalhaven Council and a final version of the Strategy was released in October 2003. The Strategy provides a strategic framework to manage and guide future urban and rural residential development across Jervis Bay for the next 15-20 years. It acknowledges the significant constraints on growth within the Jervis Bay area and the limited opportunities to increase the supply of housing to meet anticipated demand, and identifies a number of sites with potential for future residential development. The Strategy emphasises the need for all new development to:

- Be consistent with the existing social character, and
- Have minimal impacts upon the sensitive ecology of the area.

A major focus of the Settlement Strategy is the importance of creating a District Centre at the Crossroads site in order to provide a community services, recreational and retail hub for the Bay and Basin Area. The District Centre site is also identified as one of the few opportunities for residential development in the Jervis Bay area.

The strategy:

- Identifies the need to provide for staged development of the residential zoned land adjacent to the District Centre;
- States that the potential for integrated housing within the District Centre commercial zone should be explored;
- Identifies this residential zoned land as capable of supporting up to 850 dwellings;
- Incorporates the habitat corridors identified in JREP 1996. The corridors are considered in the settlement as a potential restriction to residential development;
- Identifies the Village site for urban expansion within an expanse of crown land and National Park.

Key guidelines within the Settlement Strategy of relevance to this study include:

- New settlement is to be carried out in sympathy with the landscape and heritage character of the region;
- Aboriginal and European heritage significance will be recognised and assessed prior to new development proposals in the region. Archaeological assessment and survey, and input of

the Aboriginal people of Jervis Bay, will be essential as part of investigations into new settlement;

The supply of future residential development in the area must be provided for within environmental and servicing limits of the region;

A range of lot and household sizes will be encouraged in new residential areas to allow for housing choice and affordability and the varying demands of a changing society;

Public transport will be encouraged as set out in the Shoalhaven Integrated Transport Strategy. In particular public transport will be encouraged between existing and new settlements and the District Centre;

New development will be designed to provide for permeability and accessibility by pedestrians and cyclists within the local service network;

Adequate community services and facilities are to be provided for each settlement.

### 2.3 The Village Site and the Proposed Development

The site to be developed by Stockland is bounded by:

Naval College Rd (Jervis Bay Rd) to the west. Development on the opposite side of Naval College Road consists of about 10 rural residential properties;

Wool Rd to the south. The opposite side of Wool Rd contains Vincentia High School, as well as undeveloped bushland;

Council community facilities to the east, including the Bay and Basin Leisure Centre and sporting fields, together with the Jervis Bay National Park; and

The Jervis Bay National Park to the north.

Stockland purchased the Village site from Wollong P/L in July 2003. Stockland proposes to develop a District Centre and adjoining residential Coastal Village as identified in the Settlement Strategy. The vision for the development is:

*"To create a high quality, active, integrated and sustainable coastal community whereby its character is informed by the unique bushland setting and undulating topography and where ecological impacts are minimised".*

The Vincentia development has a site area of some 125 Ha, of which around 60 Ha will be retained for open space and conservation purposes. The district town centre is to be located adjacent to the intersection of the Wool Road and Jervis Bay Road, and will initially have around 21,000sqm of retail and commercial floorspace, with eventually up to 32,000 sq.m of development. It will comprise a range of uses including a discount department store, supermarket, medical centre, childcare centre, specialty shops, commercial services, restaurants and bulky goods outlets, together with civic spaces and parking areas. The residential areas to the north and west of the centre will comprise 3 precincts, with a total of about 740 dwellings. These will include a mix of dwelling types and sizes and a strong focus on integration into the bushland surroundings. Development of residential and commercial uses is intended to consolidate a community focus around the Bay and Basin Leisure Centre and nearby Vincentia High School.

The development has been described in detail in the Environmental Assessment Report prepared by Environmental Resources Management and Annand Alcock Urban Design.

### 3. Social Context: Profile of the Existing Population of the Area

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This section examines the demographic profile of the existing population of the Bay and Basin Area, in order to help assess how the proposed development might impact upon it, and to assist the development of population projections for the scheme.

The population profile of the Bay and Basin Area has been examined in the context of the profile of the Shoalhaven Local Government Area and NSW as a whole. The Bay and Basin Area is defined in this study as Shoalhaven City Council Planning District 3. There are 5 planning districts in the LGA. Area 3 covers 528 square kilometres, representing 11.6% of the total Local Government Area. It includes the following towns and villages:

- § Basin View
- § Bream Beach
- § Erowal Bay
- § Huskisson
- § Hyams Beach
- § Old Erowal Bay
- § Sanctuary Point
- § St. George Basin
- § Tomerong
- § Vincentia
- § Wandandian
- § Woollamia
- § Wrights Beach

Data for this analysis has been drawn from the Shoalhaven City Council documents identified at the beginning of this report.

#### 3.1 Population Size

In 2001 the Shoalhaven LGA had a population of 83,548 people. This represents an increase of 6,822 people in the LGA since 1996. Between 1996 and 2001, Shoalhaven had the largest increase in population in the Illawarra region and the 5<sup>th</sup> highest in NSW outside the Sydney Region. Although the LGA has experienced sustained population growth over the past decade, this high growth rate now appears to be slowing.

In 2001, Area 3 had a population of 16,248 people. Area 3 was the fastest growing area in the LGA (increasing from 14,217 people in 1996). However the most significant growth occurred during 1991-1996 (5.2%), with the annual growth rate during 1996-2001 being considerably lower (2.7%). In 2001, the township of Vincentia had a population of 2,479 people, with the closest townships of Huskisson and Sanctuary Point having 871 and 4,863 people respectively.

Table 1: Population Size (Excludes visitors)

	Area 3	Shoalhaven LGA	NSW
2001	16,248	83,548	6,371,745
1996	14,217	76,726	6,038,696

### 3.2 Age Profile

The age profile for Area 3 is shown in Table 2. The Area 3 population is reasonably similar in age characteristics to the Shoalhaven population, with the exception that it has a lower proportion of young people aged 18-24, and a higher proportion of adults aged 55-74 years (ie the age brackets associated with retirement).

In comparison with the NSW average, Area 3 has the following age characteristics:

A slightly lower proportion of pre-school aged children, but higher proportion of primary school aged children;

A lower proportion of young people aged 18-24, and young adults aged 25-39;

A comparable proportion of adults aged 40-54 and adolescents 13-17 years;

A significantly higher proportion of people in all age cohorts 55+.

It has been suggested anecdotally that the low proportion of young people in the Area is associated with a shortage of job and training opportunities, with many young people leaving the area once they leave school in order to pursue their education or find work.

In Area 3, the 75+ age group has experienced the highest growth rate in recent years (6.7% per year). The 40-54 and 55-64 age groups have also experienced significant growth. While Area 3 has experienced the fastest growth rate in the LGA since 1996, there has been a significant decline in the growth rates of most age groups to generally less than one half of 1991-1996 rates (Shoalhaven Council 2001: 34).

Table 2: Age structure by proportion of the population 2001 (Excludes visitors)

Age	Area 3	Shoalhaven LGA	NSW
	%	%	%
0-4	6.1	6.2	6.7
5-12	12.2	12.4	11.4
13-17	7.0	7.3	7.0
18-24	5.5	6.1	9.2
25-39	16.7	16.4	22.2
40-54	20.1	20.4	21.1
55-64	12.9	12.0	9.4
65-74	12.2	11.2	7.1
75+	7.2	7.9	6.1
Total	100	100	100

### 3.3 Families and Households

In 2001, family and household type in Area 3 was generally consistent with the Shoalhaven LGA. As shown in Table 3, when compared with NSW as a whole, the Shoalhaven LGA and Area 3:

- Had a significantly lower proportion of couple families with children;
- Conversely, a significantly higher proportion of families comprising couples without children;
- A comparable proportion of one parent families;
- A comparable proportion of lone person households;
- A slightly lower proportion of group households.

When the Shoalhaven LGA and Area 3 were compared, the trend towards families comprising couples without, rather than with, children was even more pronounced in Area 3. This is consistent with the age profile of the population and predominance of the 55+ age cohorts.

Table 3: Family Type 2001

	Area 3	Shoalhaven LGA	NSW
	%	%	%
Couple Family with Children	35.6	38.2	47.8
Couple without Children	47.3	45.1	34.9
One Parent Families	15.8	15.6	15.5
Other Family	1.2	1.1	1.8
Total	100	100	100

Table 4: Household Type 2001

	Area 3	Shoalhaven LGA	NSW
	%	%	%
Family Household	73.9	72.1	72.8
Lone person Household	23.7	25.0	23.4
Group Household	2.3	2.3	3.8
Total	100	100	100

When household structure is matched with the age profile, it is apparent that Area 3 has a predominance of families comprising middle-aged adults with older children and teenagers, and “empty nester” couples whose children no longer live at home. It is an ageing population, with an increasing number of residents aged over 55 years and a decreasing proportion of young children.

### 3.4 Birthplace and language spoken at home

In 2001 close to 82% of Shoalhaven residents were born in Australia, significantly higher than the rate for NSW as a whole (69.9%). Nearly 78% of Area 3 residents were born in Australia. There are few significant differences in the proportion of residents who were Australian Born, Born in English Speaking Countries and Born in Non-English Speaking countries across Planning Areas. However Area 3 had the highest proportion of residents born overseas in non-English speaking countries (5.9%). Among those members of the community born outside Australia in Area 3, the most common places of birth were the UK (1,074 or 6.6%), New Zealand (196 or 1.1%), Germany (153 or 0.9%) and the Netherlands (102 or 0.6%).

A slightly higher proportion (4%) of residents in Area 3 speak a language other than English at home compared to the Shoalhaven LGA (3.1%). Both of these figures are much lower than the 18.8% for NSW as a whole. The most common other language groups in Area 3 were German, Greek and Italian. Residents of non-English-speaking background in Area 3 come from immigrant groups who have been settled in Australia for some years, not groups who have arrived relatively recently.

### 3.5 Aboriginal and Torres Strait Islanders

In 2001, there were 3,002 Aboriginal and Torres Strait Islanders living in the Shoalhaven LGA, which represents 3.9% of the total LGA population. This is significantly higher than the 1.9% for the whole of NSW. The second highest percentage of Aboriginal and Torres Strait Islanders for the Shoalhaven LGA reside in Area 3 (17% or 508 residents). Although not part of the Shoalhaven LGA, the Jervis Bay Territory also has a significant proportion of residents who are Aboriginal or Torres Strait Islanders (34.8% of the population).

### 3.6 Employment

Compared with NSW as a whole, Area 3 and the Shoalhaven LGA had a high percentage of people not in the labour force in 2001. In Area 3, more than half the population aged 15+ years was not in the labour force. When matched with the age profile of the population, it suggests that a large proportion of the population is retired, rather than not in the labour force because they are young people studying or women at home with young children.

Table 6: Labour force participation 2001

	Area 3	Shoalhaven LGA	NSW
	%	%	%
Total labour Force*	43.7	47.8	59.3
Not in labour force	50.2	48.0	36
Total	100	100	100

\*Includes people who are employed or looking for full or part time work.

In 2001 the Shoalhaven LGA also had a large proportion of residents who are employed on a part-time basis. Nearly 40% of total employment in the LGA is part-time, which is significantly higher than the 31.2% for NSW.

Table 7 shows that although the unemployment rate decreased in 2001 in both the Shoalhaven (from 14.4% to 11.1%) and Area 3 (from 19.4% to 14.0%), it is still considerably higher than that for NSW as a whole (7.2%). Council's population profile cites transport and isolation as factors which affect unemployment in the area. A shortage of local job opportunities, especially for young people, is also likely to be a factor. It should also be noted that although Area 3 does have high unemployment, it is not as high as in some of the other Planning Areas in the LGA.

Table 7: Unemployment Rate 2001

	Area 3	Shoalhaven LGA	NSW
	%	%	%
1996	19.4	14.4	8.8
2001	14.0	11.1	7.7

### 3.7 Income

The income profile of households in Area 3 differs from Shoalhaven and NSW as a whole in the following ways. Area 3 is characterised by:

- A significantly higher proportion of households in the lower income brackets (\$1-\$499) than in both other areas, especially when compared with the NSW average;
- A significantly lower proportion of households than the state average in all income brackets above \$700 per week, and a particularly low proportion of households in the higher income brackets (\$1,500 or more).

This profile is consistent with the high proportion of the population not in the labour force or unemployed. It is also consistent with the high retirement population, people dependent on age pensions or fixed superannuation incomes.

Table 8: Weekly household income by total households 2001

	Area 3	Shoalhaven LGA	Sydney
	%	%	%
Negative/Nil income	0.7	0.6	0.8
\$1-\$299	20.4	15.5	11.5
\$300-\$499	35.1	25.8	15.7
\$500-\$699	11.8	13.6	10.7
\$700-\$999	9.4	12.8	13.0
\$1,000-\$1,499	10.1	11.8	15.7
\$1500 or more	7.0	8.4	21.1
Partial income stated	7.2	7.3	8.0
All incomes not stated	4.9	4.3	3.5
Total	100	100	100

### 3.8 Housing

A very large proportion of private dwellings in Area 3 in 2001 was unoccupied at the time of the Census (31.5%). This is higher than that for the Shoalhaven LGA (26.1%) and far higher than NSW (8.9%).

This suggests that a large proportion of private dwellings in Area 3 and the Shoalhaven LGA as a whole are holiday houses, occupied intermittently only at weekends or during holiday periods.

Table 9: Occupied and unoccupied private dwellings 2001

	Area 3	Shoalhaven LGA	NSW
	%	%	% persons
Occupied private dwellings	68.5	73.9	91.1
Unoccupied private dwellings	31.5	26.1	8.9
Total	100	100	100

Housing in Area 3 is characterised by:

The highest proportion of separate (detached) houses (93%) in the LGA (88.1%). This is significantly higher than the NSW average (70.3%);

A lower proportion of semi-detached / terrace houses than in both areas;

Very few apartments (1.9%) compared with both the Shoalhaven LGA (4.7%) and NSW (17.9%).

Table 10: Housing type (Occupied private dwellings) 2001

	Area 3	Shoalhaven LGA	NSW
	% occupied dwellings	% occupied dwellings	% occupied dwellings
Separate House	93.0	88.1	70.3
Semi-detached house	2.7	3.1	9.3
Flat/Unit/Apartment	1.9	4.7	17.9
Other	1.6	3.5	1.7
Not stated	0.8	0.6	0.8
Total	100	100	100

Table 11 shows that levels of home ownership are higher in Area 3 than in the Shoalhaven LGA and considerably higher than NSW. A corresponding lower proportion of properties were being rented in Area 3.

Table 11: Housing tenure as a proportion of all occupied private dwellings 2001

	Area 3	Shoalhaven LGA	NSW
	%	%	%
Fully owned or being purchased	72.4	70.8	64.3
Rented	18.2	21.9	27.5
Other	9.4	7.2	8.1
Total	100	100	100

### 3.9 Occupancy Rates

The Shoalhaven LGA has consistently lower occupancy rates for all types of dwellings (average of 2.44 people per dwelling) than NSW averages. The average rate for Area 3 is lower at 2.42 persons per dwelling. This is consistent with the very high proportion of households comprising couples without children in Area 3. Consistent with state wide trends, occupancy rates in the Shoalhaven are decreasing, indicating an increasing number of small households.

The occupancy rates for Area 3 and the Shoalhaven LGA are demonstrated in the following table.

Table 12: Occupancy rates 2001

Dwelling Type	Persons per dwelling	Persons per dwelling	Persons per dwelling
	Area 3	Shoalhaven LGA	NSW
Detached houses	2.46	2.55	2.88
Semi-detached, row or terrace houses and townhouses	1.75	1.73	2.24
Flats, units or apartments	1.62	1.55	1.87
<i>Average</i>	<i>2.42</i>	<i>2.44</i>	<i>2.62</i>

### 3.10 Conclusion

In summary, the population of the Bay and Basin Area is characterised by:

- A high proportion of older residents, comprising people aged 55+;
- A high proportion of households comprising couples without children;
- More than half the adult population who are not in the labour force and more than half of all households with relatively low levels of weekly household income (less than \$500 per week).

These features are consistent with the profile of a retirement population, attracted to the area because of its amenity and lifestyle opportunities.

Further characteristics suggestive of social disadvantage include:

- § The relatively high levels of unemployment in Area 3;
- § A significant proportion of one parent families;
- § A high proportion of residents of Aboriginal or Torres Strait Islander background.

At the same time, however, the Area also has very significant proportions of its population made up of couple families with children, particularly primary school aged children. There is also a significant number of households with relatively high weekly household incomes, and small but significant numbers of young adults who live in the Area.

The key features of the housing profile of Area 3 are:

- § Nearly one third of all dwellings are unoccupied and used only periodically as holiday houses or weekenders;
- § The vast majority of dwellings are separate detached houses;
- § Rates of home ownership are high and the proportion of tenant households is relatively low;
- § Average household size is relatively small.

## 4. Population Impacts of the Proposed Development

This section identifies the anticipated size and characteristics of the population likely to result from the development and considers what the implications of this profile might be for integration, social cohesion and diversity within the area.

### 4.1 Population Forecasts for the Area

As indicated earlier, Area 3 has a yearly population growth rate of 2.7%. Although this is higher than the NSW average of 1.5-1.8%, the growth rate has slowed in recent years (1991-2001).

The Jervis Bay Settlement Strategy provides population forecasts for the area up to 2016. As shown in Table 13, these figures anticipate significant growth to continue in the area. These projections point to a need to increase housing supply in the area to accommodate anticipated population growth.

Table 13. Area 3 Population Projections

	1996	2001	2006	2011	2016
Projection 1	14,217	16,248	19,190	22,180	25,240
Projection 2	14,217	16,245	18,910	21,660	24,520

Source: Jervis Bay Settlement Strategy 2003

Further population trends for the Shoalhaven area are identified in a recent study for Shoalhaven Council by Judith Stubbs titled "A Place for Ageing?" This study provides an assessment of the social impacts of an ageing population in the Shoalhaven LGA and identifies implications for housing, services and the community. Key findings of this study include:

While Australia as a whole has an ageing population, the Shoalhaven is ageing far more rapidly than Sydney and NSW as a whole.

Two factors account for this: the natural ageing of the population from an already high base, including an historical retirement population, and a very high rate of in-migration of older people, which is expected to continue.

In-migration of older people from metropolitan areas (particularly Sydney) for affordability and lifestyle reasons is a significant factor in the accelerating aged population profile. The Shoalhaven is fulfilling an important role in providing housing for older people from the Greater Sydney Region and this will continue.

It is also playing a key role in providing affordable housing for younger, lower income households, couples, families and singles, including from markets beyond the Shoalhaven area.

A future challenge is to ensure the area does not excessively gentrify to the point where longer term local residents, including older people and younger households, are increasingly priced out of their own housing market and pushed further to the geographic margins.

A further challenge is striving to create a more balanced and sustainable community, including attraction and retention of more younger families, couples and singles to balance out the ageing of the population.

## 4.2 Population Forecasts for the Vincentia Coastal Village

The masterplan prepared by Stockland and Annand Alcock Urban Design proposes a yield of about 740 dwellings for the residential component of the development. This will include a mix of dwelling types and sizes, including traditional lots, standard lots, village lots for small lot/ attached dwellings, villa homes and townhouses. The mix is likely to comprise about 604 detached dwellings in the Village West and Village Central precincts and about 136 attached/ villa/ townhouses in the Village East precinct.

Occupancy rates for the proposed development have been based on those achieved for different dwelling types in Area 3 at the 2001 Census. These occupancy rates have been outlined in the previous section. When these occupancy rates are applied to the dwelling scenario above, population numbers for the Vincentia Coastal Village are likely to be as follows, resulting in a total anticipated population of around 1,724 people.

Table 14. Projected Population Numbers

Dwelling Type	Approximate Dwelling Number	Occupancy Rate (persons per dwelling)	Projected Population
Detached housing	604	2.46	1,486
Small lot / attached / villa / townhouse	136	1.75	238
TOTAL	740		1,724

## 4.3 Projected Age and Household Characteristics

The age and household characteristics of the incoming population will be a reflection of:

- The size, type and style of housing to be provided and its cost;
- The appeal of the development to different segments of the market;
- The appeal of the area to different sections of the population. This will reflect the characteristics of the existing population that has been attracted to live in the Vincentia area (as described in the previous chapter).

Market analysis undertaken by Stockland suggests that the target market segments for the development are likely to include:

Retirees, pre-retirees and empty nesters who are already living in the Bay and Basin / Nowra area and who are seeking a smaller or more manageable home in familiar surroundings or closer to services, or wanting to capitalise on the increased value of their beach / coastal homes due to rising land values.

Retirees, pre-retirees and empty nesters moving permanently from Sydney, and to a lesser extent from Canberra. This group are currently the major purchasers in the Bay and Basin Area, attracted by its amenity and lifestyle opportunities and by its more affordable housing, which assists those with equity in a Sydney property to finance their retirement. A

significant proportion of this group are likely to purchase a dwelling as a holiday home in the short term and then move permanently once they retire.

Families with children already living in the Shoalhaven area, seeking a new home with improved amenity, a better environment for raising a family and access to the lifestyle opportunities of the site. This includes families with both young children and older children. While the development will appeal to some first home buyers, the bulk of this group is likely to consist of those who already have equity in an existing home.

Families with children considering a move out of Sydney and seeking a "sea change". Given limited job opportunities in the area, this group will require the ability to develop work / business locally, and is most likely to consist of trades and those able to work from home.

Those seeking a holiday home / weekender, mainly from the Sydney market, but also potentially from Canberra as the Nowra – Canberra road is upgraded.

The marketing analysis indicates it is not possible to predict at this stage the proportion of future residents from each category, or the proportion of homes likely to be purchased as holiday homes / weekenders rather than for full-time occupation. It does suggest that those moving from Sydney are most likely to come from the south or west, although there are increasing trends for people to move from the city / east and northern suburbs also.

Based on the market analysis and the characteristics of the existing Bay and Basin population, it can be assumed that:

The mix of lot and dwelling sizes proposed will attract a variety of household types with differing lifestyle needs, including families with children of various ages and smaller households. These smaller households are likely to include single parent families, young couples yet to start a family and "empty nester" and retired couples.

Dwellings will be priced to appeal to a variety of market segments, providing affordable housing opportunities for first home buyers (mainly young families) and older people with limited assets, through to those with equity from the sale of homes in Sydney and second and subsequent home buyers seeking to "trade up" to a more substantial home and larger site.

The larger lots are likely to appeal to families with children and those wanting the lifestyle and amenity associated with a bushland coastal setting, while enjoying proximity to schools, services and facilities.

The smaller lots, villa homes and apartments are likely to be particularly attractive to older people, both couples and single people, offering a more affordable and more manageable housing option than a larger home with a big garden to maintain. The convenience and accessibility of the site with regard to the services offered by the District Centre is also likely to appeal to older people.

While a proportion of the dwellings may be purchased as holiday homes, the relative distance of the development from beaches and waterways is likely to limit its appeal to this group.

On this basis, the likely age profile of the future population has been estimated in Table 15, to provide a rough indication of the numbers of people in each age cohort, 3-5 years post occupation when households are settled and families complete.

Table 15: Projected Age Structure

Age	Area 3 (as in 2001)	Forecast for Vincentia Coastal Village	Numbers of People
	%	%	
0-4	6.1	6	103
5-12	12.2	11.5	198
13-17	7.0	6.5	112
18-24	5.5	5	86
25-39	16.7	15	259
40-54	20.1	19	328
55-64	12.9	15	259
65-74	12.2	14	241
75+	7.2	8	138
Total	100	100	1,724

This table suggests the proportion of children, young people and younger adults will be perhaps marginally lower than in the surrounding area, while the proportion of residents aged 55+ years is expected to be slightly higher. This is a reflection of the inclusion within the development of smaller housing forms particularly suited to the needs of older people, and the relative shortage of such housing in the surrounding area. The Stubbs study reports that the movement of older people to medium density development or houses on smaller lots is most likely to happen after the age of 70 or due to a change in personal circumstances, such as the death of a spouse. The smaller dwelling forms will particularly appeal to these groups.

It should be remembered that the population will age over time, and while there will be some renewal with population turnover, on the whole the proportion of young children will decrease and the proportion of older people will increase as the development matures. In particular, the 75+ age group will grow rapidly, as the “bulge” of residents aged 60+ moves into this cohort and as the development matures and becomes more appealing for older people (eg as Stage 2 of the District Centre is completed and more services are provided). This highlights the need for flexibility to respond to changing needs and adapt facilities and services accordingly.

#### 4.4 Impacts of the Development on Population and Housing Structure

When the existing population and housing profiles of the Bay and Basin Area are compared with those projected for the proposed development, the following potential impacts of the development can be identified:

##### 1. Population growth

An increase in housing supply in the Bay and Basin Area is necessary to meet increasing demand associated with anticipated population growth, as identified in the Jervis Bay Settlement Strategy. However, opportunities to increase housing supply in the Bay and Basin Area are limited. The

subject site is one of the few zoned and readily developable parcels in the Bay and Basin Area and its development will add significantly to the supply of housing in the Area. Matching supply with demand is critical to help maintain housing affordability and meet the needs of the future community. The residential component of the development will also help ensure the creation of a viable and vibrant commercial centre, as recognised in the Jervis Bay Settlement Strategy.

The development will potentially add to the population in the area by about 1,724 people. This represents significant growth in the context of the Area's population of 16,248 people in 2001. However, this population growth will occur over a number of years, enabling the existing community to absorb newcomers gradually. This growth must also be seen in the context of the on-going and significant population growth that has been a feature of the area and will continue into the future regardless of this development. The Bay and Basin community is not a stable, static population, but one which has been experiencing constant growth and change for many years. The population growth associated with the proposed development will be a continuation of existing patterns, within a community that is accustomed to incorporating newcomers and coping with change. Attitudes of the existing community towards the anticipated population growth are examined in section 6.3 of Chapter 6.

It should be stressed that not all the residents of the development will be newcomers to the area, and a significant proportion are expected to be existing residents re-locating within the area.

## *2. Housing and population characteristics*

The impacts of population growth will be mitigated by the fact that the new population is expected to have very similar characteristics to the existing population and those who have been moving to the area for many years. Overall, the target market profile is expected to be quite consistent with the profile of the existing population of the Bay and Basin Area, and to reflect the characteristics and needs of the existing population. There is nothing to suggest that the new population will be different in any significant way from the population already living in the area. These similarities will facilitate acceptance of the new population and its integration and absorption with the existing population, and so promote social cohesion and harmony in the area. These similarities also mean population growth is unlikely to impact on the culture and lifestyle of the area, as the new population is likely to share the values and aspirations that attracted the existing population to the area.

As will be discussed in Chapter 6, the housing forms have also been designed to fit into the existing community and promote integration. The bulk of the new dwellings will be detached on reasonably large blocks, consistent with the predominant housing form in the district. The implementation of design guidelines is expected to have the effect of making the development more attractive to owner occupiers than to investors, as the more onerous requirements associated with covenants will make the development less attractive to speculators. Accordingly the proportion of tenant households is likely to be low, consistent with the existing Area profile.

The degree to which owner-occupiers live permanently in the dwellings or use them as weekenders or holiday homes is difficult to assess. Therefore the extent to which the development will increase the proportion of permanent residents in the area cannot be ascertained at this stage.

On the other hand, there is nothing in the proposal to suggest that the proportion of dwellings used as holiday homes would be any higher than in the surrounding area.

### *3. Population diversity and balance*

The Stubbs study has pointed to a need to achieve more balanced and sustainable communities within the Shoalhaven area, providing for a diverse range of socio-economic groups and more balanced mix of age and household types. In particular, the study identifies a need to encourage the retention of younger people and young families, to provide appropriate housing for existing older residents, and to provide affordable housing opportunities for all life cycle stages and all groups required to play a role in community life.

In addressing these objectives, the development will:

Provide a range of housing options in terms of size, type and mix of dwellings, and so enhance housing diversity and choice within the area. This mix will provide capacity to respond to the varying demands of a changing society.

- § It will help maintain socio-economic mix within the population, by providing housing which is affordable to a variety of market segments and attractive to a diversity of groups.
- § By attracting families with children at different stages of the life cycle, the development will help maintain the balance between younger and older populations.
- § At the same time, the development will provide much needed housing options for older people who wish to remain in the area but move to a smaller home or more manageable site, or have improved access to services and facilities. There is a particular shortage in the area of housing forms suited to the needs of older people, and the development will address this gap. This will assist residents to “age in place” within the community, rather than having to move to a retirement village or residential care facility as their support needs increase. This will also free up larger existing housing stock in the area for families.

Given the difficulties of forecasting population characteristics at this early stage and uncertainty as to the detail of the future population profile, it is recommended that Stockland set up processes to monitor population characteristics as residents begin to move into the development. This will enable them to adapt and respond as needs and issues emerge.

## 5. Impacts of the Development on Local Facilities and Services

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### 5.1 Identifying the needs of the new population for facilities and services

A new population of the size and characteristics described above will require access to a range of services and facilities to meet their social, cultural, recreational, education, health, spiritual, support, transport and shopping needs. This will include:

- Neighbourhood community centres/halls for meeting space and community activities
- Schools and lifelong learning opportunities
- Children's services
- Open space and recreation facilities
- Cultural, entertainment and leisure facilities
- Health services
- Libraries
- Welfare and support services for individuals and families
- Public transport
- Places of worship
- Police and emergency services
- Shopping and commercial services.

In addition, the population profile suggests there will be a particular demand for:

- Recreation and support services for older people. Even though the population of older people may be active and healthy at the time they move to the development, over time their needs will change and they will eventually place increasing demands on health care and support services; and
- Opportunities for young people, including recreation and entertainment as well as training and employment.

The extent to which this demand may be met by existing services and facilities in the area, or will give rise to a need for additional services and facilities, is examined in this chapter. This assessment has drawn on:

- Shoalhaven City Council's Community Directory and Community Plan (2000-2005),
- Bay and Basin Community Resources Inc (BBCRI) Web-site,
- Discussions with social planning staff at Shoalhaven Council,
- Consultations with staff of BBCRI, other local service providers and representatives of government agencies.

The assessment has examined:

- The extent to which identified services will be available and accessible to the incoming population;
- The extent to which they will have spare capacity to absorb demand likely to be generated by the new population;

- The extent to which the new population might impact on the existing population's access to these services;
- Any plans or prospects for growth and expansion among services;
- The extent to which additional or expanded facilities will be required to meet the needs of the new population.

## 5.2 The Local Context

Appendix A lists the local services and facilities that have been identified in the Bay and Basin Area as part of this study. The attached map indicates the general location of these services.

Shoalhaven Council's 2000-2005 Community Plan notes the following community issues and needs for Planning Area 3 (Bay and Basin Area):

- Lack of nursing homes in the Bay and Basin Area;
- Lack of cultural facilities (eg a performance centre);
- The need to extend the Bay and Basin Community Centre;
- Lack of police;
- Limited banking facilities in some areas;
- The need to improve recreation areas and facilities (eg parks).

These issues were frequently raised during the community consultation process.

At the time of writing this report, Council was in the process of developing its 2005-2010 Community Plan, which will provide more updated information regarding community issues and needs.

Bay and Basin Community Resources Incorporated is the major service provider in the Bay and Basin Area. It is an umbrella organisation for many of the specific local services identified in this report. BBCRI is based in Sanctuary Point, providing a variety of services for young people, older people, child care and community development.

In recognition of BBCRI's role in the area, Stockland has provided a grant of \$45,000 to BBCRI to independently undertake a community planning study specifically for the Bay and Basin Area. A draft report of the BBCRI Community Planning Study is expected to be available for review in March 2006, with the final plan anticipated to be adopted in June 2006. The funding recognises that working collaboratively with BBCRI will be critical to planning for future service provision in the Vincentia area, and that BBCRI does not have the resources itself to undertake this work. It also reflects the fact that the development of strategic responses to the community facility needs arising from the proposed development will take some time, extending beyond the timeframe of this study and the masterplanning process for the site.

The focus of the Community Planning Study is to be specifically upon the existing and anticipated social issues and community needs facing the Bay and Basin Area. It will consider the future provision of community infrastructure to meet the needs of the rapidly growing population, and develop a strategic plan for community services in the Bay and Basin Area.



Stockland will play a stakeholder role in the study process and have representation on the steering committee, but will not dictate the specific outcomes of the study. However, Stockland has requested that the community planning study particularly addresses the following areas:

Identification of the needs of an ageing Bay and Basin community and strategies to address these needs;

The need for housing diversity and choice to address issues around affordability, aging in place and providing for more sustainable development.

Specific deliverables requested by Stockland include:

- A set of community generated strategies to encourage social integration between new and existing communities;
- Preparation, in consultation with local young people, of a Youth Protocol for the District Centre that establishes a mutual understanding of appropriate standards of behaviour expected of both young people and shopping centre staff and that consistent responses are adopted in response to breaches of those standards.

The BBCRI Community Planning Study will be based on wide consultation with community groups and representatives, local service providers and government agencies. The outcomes of the study will complement the Shoalhaven Community Plan currently being prepared by Council. It will also complement this social impact assessment, taking up the needs and issues identified in this report and proposing strategies to address them. While this report identifies the potential impacts of the development on local services and facilities, the solutions to these issues, in the form of planning proposals for the further development of services and facilities in the local area, will be considered in the BBCRI Community Plan.

### 5.3 Community Centres and Neighbourhood Halls

The new residential population will require access to spaces for meeting and gathering and for community activities and events. Such spaces are usually provided in multi-purpose community centres or community halls, or in community rooms attached to larger facilities. In addition to providing meeting and activity rooms, community centres can also provide a base for community development activities, training and adult education classes, office space for sessional services, performance or exhibition space, information services and facilities for private functions, such as birthday parties. Importantly, community centres also provide a focal point for the community and foster the development of community networks and identity. Access to community activities and interest groups will be especially important for incoming residents who are new to the area, to help overcome the social isolation frequently experienced in moving to a new community and to assist the development of new social networks.

The closest community meeting space to the site is the community centre in Wool Lane Vincentia (at the rear of the Bi-lo carpark). This facility is owned and managed by Shoalhaven Council and provides a public hall available for private functions and community groups. The hall is used regularly by the Vincentia Playgroup, the local branch of the Red Cross and other community

groups. The hall is old and quite small, offering only basic facilities and lacking the flexibility to meet the many and varied needs of the local community.

Other community centres in the Bay and Basin Area include:

The Sanctuary Point Community Centre which has a hall and rooms available for hire by community groups. Over 34 groups or organisations are listed as occasional or permanent users of the centre, and difficulties in gaining access to meeting space at the times desired are commonly experienced. This centre also provides office and activity space for the various programs run by BBCRI (including respite and youth activities), and a base for the community radio station.

The St Georges Basin Community Centre has a hall for functions for community groups. This facility also provides accommodation for St George's Basin Community Health Centre, visiting sessional services and respite day care run by BBCRI. It also provides meeting and activity space for St George's Basin Senior Citizens Group. The facility is reported to be busy all the time and difficult for casual users to obtain a booking when required.

It would appear that there is very little capacity within existing community centres in the area to accommodate additional activities or user groups that may arise from the new development. Service providers consistently report that all the existing community centres are heavily utilised, and there is a shortage of space for meetings, activities and events. Further limits on the use of existing facilities arise from their size, age and lack of versatility, pointing to the need for modern, well designed multi-purpose facilities with capacity for flexible use for a variety of purposes. A need was expressed repeatedly throughout the community consultations for a new community centre in the Vincentia area which would provide activity space for classes and groups, meeting space for clubs and organisations, and space for large functions including church services and cultural events.

While the development will give rise to a need which cannot be met by existing services, the proposed new population will not be large enough by itself to warrant the provision of its own community centre (based on current Council levels of provision). The potential for a new multi-purpose community centre to be built within the site (or adjacent Council land) to address the needs arising from the Coastal Village and the broader unmet needs of the community will need to be examined in detail in the BBCRI Community Planning Study.

#### 5.4 Schools and lifelong learning opportunities

Both Vincentia High School and Vincentia Public School are located in Wool Road, with the high school directly opposite the site and the primary school within a kilometre or so to the east. The Department of Education and Training (DET) has advised that both schools are currently operating at capacity and will have difficulty absorbing large numbers of additional students from the proposed development.

Vincentia Primary School opened in 1992 with 306 students and is currently going through its peak enrolment phase, with an enrolment of 382 students in 2004. The school operates with 10 permanent classrooms and 4 demountable classrooms, insufficient accommodation to cope with

present enrolments when class size reduction policies are implemented next year. DET projections indicate enrolments are unlikely to level off over the next decade, even without new development in the area.

The area currently yields 21 government primary students per 100 occupied private dwellings (with a high 91% of primary students attending government schools). Application of this benchmark to the new development suggests that up to 155 additional primary students could be generated by the development. However, this figure is likely to be significantly smaller, given that a proportion of the new dwellings will be holiday homes and not permanently occupied.

While the number of primary students generated by the development will be considerable, it will not be large enough to reach the thresholds required to justify the establishment of a new school in the area. At the same time, it will be big enough to place pressure on existing accommodation. The DET has advised that it will monitor population growth in the area closely. Given uncertainty about the likely profile of the new population, it will not commit to a strategy until demand is demonstrated. Options to meet the need generated by the development include:

- Provision of more demountable classrooms on the Vincentia primary school site;
- Construction of more permanent accommodation on the Vincentia primary school site. The site is a relatively large one (3.14ha) and could readily accommodate more permanent classrooms;
- Adjustments to the catchment zone boundaries to redirect students on the periphery of the zone to Sanctuary Point or Huskisson primary schools, both of which are expected to experience a decline in enrolments over the next five years.

The situation at Vincentia High School is similar. This school opened in 1993 with 412 students, 50 permanent classrooms and an estimated enrolment capacity of 900-1000 students. Enrolments have remained at over 950 students since the mid 1990's and reached 1039 in 2004, triggering the provision of 2 demountable classrooms. Current projections indicate that enrolments will increase slightly to over 1100 in the next five years, without major new development in the area. The high school numbers will be sustained given the strong enrolments in the feeder primary schools.

The catchment area currently yields 13 government secondary students per 100 occupied private dwellings (with 83% of secondary students attending government schools). Application of this benchmark suggests up to 96 additional secondary students might be generated by the development, although again this calculation makes no allowance for unoccupied dwellings as holiday homes. Vincentia High School has very limited capacity to accommodate this demand.

Again the DET has advised that it will monitor the situation closely. Vincentia High School occupies the eastern portion of a large site of over 19 ha, shared with Vincentia TAFE Annexe. There is room for expansion if required. However, the DET would not commit to capital works to provide more permanent accommodation until the growth in student numbers is realised.

The DET has noted that the proportion of students attending government schools is high for both primary and secondary levels. This reflects the fact that non-government school options in the area are very limited. It is understood that a Baptist organisation is investigating establishing a private school on a site on the western side of Jervis Bay Road, opposite the subject development. An

Anglican School is also proposed on naval College Road. These could impact significantly on demand for places within the government schools. At this stage, little is known about these proposals, and plans will need to be monitored closely, and information up-dates provided to the DET, to assist it to anticipate enrolment patterns in the area.

In terms of access to tertiary education facilities, a TAFE Annexe is proposed to be located adjacent to Vincentia High School. A TAFE Access Centre will be provided in association with the proposed Council library within the District Centre (refer Section 5.7 below). A campus of the University of Wollongong is to be expanded within Nowra, to include new medical and marine science courses. A full TAFE College is also available at Nowra.

### 5.5 Children's services

The Bay and Basin Area contains about 8 childcare and pre-school services, although 2 of these are at HMAS Creswell within the Jervis Bay Territory and so not really accessible for the broader community. An additional 2 centres are proposed or under construction at St George's Basin / Basin View. The closest services to the site are the Vincentia Kindergarten in Vincentia and 4 centres in Sanctuary Point.

Consultations with service providers indicate that most centres are operating at or close to capacity. A few centres currently have small numbers of vacancies for particular age groups or particular days, but most centres are generally full. At the same time, most centres do not have extensive waiting lists, with the opening of several new centres in recent years reducing the long waiting lists of the past. There remains, however, a shortage of places for children aged 0-2 years, with only 2 centres providing places for this age group and demand outstripping supply. It was the view of all service providers that available childcare facilities would not be able to absorb the extra demand likely to arise from the proposed development, and that additional facilities will be required in the area.

The population forecasts in Chapter 4 suggest that the proportion of pre-school children in the Coastal Village are likely to be around 6%, yielding about 103 children aged 0-4. It is not possible to anticipate the number of childcare places such a population would require, as this will depend on the proportion of parents in the workforce (although demand for pre-school places is less reflective of parents working). However, it is clear that the number of children within the development requiring access to childcare or pre-school services will be significant and will be beyond the capacity of existing services to absorb.

For these reasons, the masterplan for the District Centre makes provision for a childcare facility of around 600 sqm to meet the demand generated by the development and also some of the unmet demand in the wider area. The facility will be operated by a private sector provider, with the balance of services (childcare / pre-school) and age groups to be subject to market assessment of need.

## 5.6 Open space and recreation facilities

A wide variety of open space and recreation opportunities are available in the Bay and Basin Area, associated with the waterways of Jervis Bay and St Georges Basin, beaches and waterfront parks, national parks and Botanic Gardens. In terms of sporting facilities, the area contains golf clubs at Vincentia and St Georges Basin, a bowling club at Huskisson, and sporting fields at Sanctuary Point and in Vincentia adjacent to the Bay and Basin Leisure Centre. This centre is located adjacent to the subject site and currently provides regional level aquatic and fitness facilities. Council proposes to provide additional facilities adjacent to the Bay and Basin Leisure Centre, including:

- § Two indoor sports courts
- § Tennis courts
- § A skateboard ramp.

The needs of the incoming population for open space, sporting and recreation facilities will be met through:

- Easy access to the beaches and parks around Jervis Bay and St Georges Basin,
- The existing golf and bowling clubs,
- The Bay and Basin Leisure centre, which is understood to have considerable spare capacity and which has been built in anticipation of population growth in the area. The new population will enhance the commercial viability of this centre,
- The sporting fields and proposed additional facilities adjacent to the Leisure Centre,
- The extensive network of open space to be provided within the development.

The proposed open space and recreation opportunities within the development have been described in detail in the Landscape Masterplan Report prepared by Clouston Associates. Key features include:

About 60 ha of the site will be dedicated as asset protection zones, parklands, trunk drainage and riparian corridors and heathland, providing an extensive network of multi-use open spaces;

- § Edge parks will provide public access along the perimeter of riparian zones;

One large central park will be provided between the Village East and Village Central;

The open space system will incorporate a number of ponds, including a town centre water feature integrated with the heathland and riparian zone. The water feature foreshores will provide an attractive setting for picnics and passive recreation;

- § A hierarchy of pathways throughout the site will provide pedestrian and cycle ways, linking into a major circulation route around the site.
- § The open space corridors will provide linkages to the regional open space system.

## 5.7 Cultural, entertainment and leisure facilities

In terms of cultural facilities,

- a branch library is provided at Sanctuary Point;
- the Lady Denman complex at Huskisson provides a museum and space for cultural activities;
- there is a cinema at Huskisson;

there is a community arts cottage at Sanctuary Point which provides art / craft classes, meeting space for creative hobby groups and space for dance and drama classes.

The various clubs in the area (golf, bowling, Country Club at Sanctuary Point, RSL at Huskisson) also provide entertainment and leisure opportunities, as do a number of restaurants and pubs. There are two active Senior Citizens clubs (Sanctuary Point and Huskisson) which provide a variety of social and leisure activities for their members.

The new population will contribute to the viability of commercial leisure and entertainment services in the area (eg restaurants, clubs) and contribute to a need for additional ones. The masterplan provides for the District Centre to contain a variety of eating places, but it is understood there will be no licensed premises within the District Centre. There is also no proposal for a cinema at this stage.

The new population will also generate demand for library services. Shoalhaven Council proposes to develop a new branch library in the area. The proposal is to establish a modern facility of about 1450 sqm., replacing the existing library at Sanctuary Point and combining the TAFE Access Centre. Any impacts of closing the Sanctuary Point library and the need for mobile library outreach services to serve the outlying areas (particularly to ensure on-going access for older, housebound residents) will need to be monitored as planning for the new library proceeds.

The Council Social Plan noted a need for cultural facilities in the area and this has been echoed in the consultations with service providers and residents. The new population will contribute to an existing need in the area for facilities for cultural expression, including performances, exhibitions and community arts activities. The potential to incorporate such uses within the proposed library complex or in any future multi-purpose community centre will need to be considered in subsequent stages of planning.

## 5.8 Health services

Concern about the impact of the development on existing residents' access to health services, and the need for additional health services in the area, was a key issue identified at the community consultation sessions for the development. There is already a significant shortage of GP's in the area (and throughout the Shoalhaven LGA). Many GP's are reported to have closed their books to new patients, creating particular difficulties for people moving to the area, and patients frequently have to wait several weeks to get an appointment with a local doctor. There is concern that an increase in population in the area will worsen this situation unless measures are taken to attract and keep more GP's in the area.

Resources are also inadequate to meet the current demand for paramedical and allied health services, such as physiotherapy, dentistry and podiatry. Many allied health services are reported to have a 6-12 month waiting list.

The new population of about 1724 people, with significant numbers of children and older people, will clearly generate additional demand for local medical services, which cannot be met without additional doctors and allied health professionals in the area. Meeting this demand will require not

only the provision of well located, well designed and affordable accommodation, but also initiatives to secure services and ensure their continuation in the longer term.

Planning for the District Centre has recognised this need and the masterplan makes provision for professional suites suitable for medical services in central locations within the District Centre. It is understood that Stockland have been conducting discussions with medical centre representatives with a view to establishing services within the District Centre. This includes not only general practitioner services, but also associated services such as X Ray, pathology, physiotherapy and dental services. Such ancillary services would make the location more attractive to GP's and remove the need for local people to travel to Nowra for such services.

Further issues of concern identified in the community consultation process relate to:

- § Access to hospital services, and
- § Access to community health services.

Hospital services are provided at the Shoalhaven Hospital (public) and Nowra Community Hospital (private), both in Nowra. There are particular pressures on Shoalhaven Hospital associated with the high proportion of older people in the population and difficulties in accessing GP services in the community. Serious "exit-block" problems are resulting in bed shortages, due to older people remaining longer in hospital as a result of the shortage of residential aged care places and inadequate community services to provide follow-up support at home. This points to the importance of enhancing health and aged care services in the community if the population growth arising from the proposed development is not to impact further on access to hospital services.

A further issue identified by hospital representatives is the poor transport services from the Bay and Basin Area to hospitals in Nowra. This creates particular difficulties for patients needing out-patient or periodic treatment (eg chemotherapy, dialysis) and causes inconvenience and distress to both patients and their families.

Community health services are provided from the St George's Basin Community Health Centre. They include early childhood health screening, home nursing, health education, counselling, physiotherapy, speech therapy, aged care assessment and women's health. In addition, more specialist services are provided from Nowra on a sessional outreach basis. These services are already fully stretched as a result of the rapid population growth in the area in recent years and lack of new resources to match this growth.

The projected increase in both families with children and older people arising from the Coastal Village development is likely to generate significant demand for community health services, which will compound existing shortfalls unless additional resources are provided. However, the Community Health Service has outgrown its existing facility, and lack of accommodation is already limiting the expansion of its services. New accommodation will be required if the service is to provide the extra staffing required to meet future need.

The accommodation needs of the Community Health Centre to permit future expansion will be considered as part of the service strategic planning within the BBCRI Community Plan. Particular issues for consideration will include the potential to re-locate to bigger and more accessible accommodation in the District Centre and to co-locate with other services (eg BBCRI) to make

more efficient use of resources, balanced with the need to ensure services are accessible to people in the smaller settlements and equitably distributed throughout the Area.

### 5.9 Welfare and support services for individuals and families

Most of the support services for families are provided in Nowra (eg Department of Community Services and large non-government services). They have a LGA-wide catchment. These services are likely to remain centralised, with an expectation that people from the Bay and Basin Area will continue to travel to Nowra to access major services.

The bulk of the support services operating in the Bay and Basin Area are provided for older people and their carers, consistent with the profile of the population. These include a variety of services under the Commonwealth – State funded Home and Community Care (HACC) Program and Commonwealth funded Aged Care Program to support older people to remain living in the community and prevent their premature entry to residential care. Such services include meals on wheels, home care, personal care, neighbour aid, shopping, respite, day care, dementia support, and community transport. They are provided by community based organisations such as BBCRI or by some of the retirement villages in the area.

Local service providers report that all these services are already operating at or above capacity, with demand far outstripping supply and available funding. There are waiting lists for many services, while in others, assistance is rationed and many people are not able to receive the amount of support they really need. There is severe under-servicing in most areas, as population growth has not been matched with commensurate service expansion. This is not surprising, given the rapid population growth among older people in recent years.

These views are consistent with the findings of the Judith Stubbs study conducted for Shoalhaven Council, which found there is a critical current and projected inadequacy in a range of aged and disability services across the LGA. This inadequacy is expected to continue due to:

- § The disproportionate level of older people already in the Shoalhaven and their high demand on services;
- § The very high rate of aged in-migration, which increases service demand and complexity of need associated with social isolation and dislocation of residents and their need to re-establish service networks;
- § The very high non-resident population influx at peak times due to holiday homes and tourist visitation, which puts considerable pressure on some local services.

As mentioned previously, the bulk of the older population moving into the Vincentia Coastal Village is likely to be active and healthy in the early years of settlement, and demand for aged care services may not be immediately apparent. However, as the population ages, impacts on aged care services will grow. Service providers report that existing services will clearly not be able to absorb the increased demand arising from the development without additional resources to enable their expansion, and that without additional resources, the development will impact significantly on the existing population's already difficult access to these services.

It is clear that the level of aged care and support services will need to be significantly increased in the future to meet needs of older residents, given the serious shortfall in services already.

However, at least the framework of support services for older people is already established. The need will be to expand existing services, not set up new services from scratch.

Funding for aged care services is provided by government agencies according to planning benchmarks based on the number of older people and people with a disability in a given region. Theoretically, as the number of older people in an area increases, so too should the funding for support services. This would enable the aged care services in the Bay and Basin Area to expand in proportion to population growth. However, two problems are commonly experienced with the resource allocation process:

The population is ageing faster than resources are made available, and funding increases for aged care programs are not keeping pace with increasing demand. This is a particular problem for areas with a high proportion of older people, which include all of the South Coast and the North Coast of NSW. These areas are experiencing particular stresses in trying to support older people to remain living in the community.

There is inevitably a time lag between population growth and resource distribution to enable services to expand, and this can be some years. In the meantime, population has grown more, so it seems that services can never catch up. The extent to which this problem will arise from the Coastal Village development will depend partly on whether its population of older people is moving from outside the region (eg Sydney), or moving internally within the region, in which case they will have already been factored in to the resource allocation formulae.

Providing additional funding to enable aged care services to expand in response to population growth in the area is essentially a government responsibility. There is also scope for the development of some private sector aged care services, although the household income profile from the last census suggests that affordability would be a problem in this area. There are, however, some actions which Stockland might take to help address the impacts that the development will have on demand for aged care services in the area. These are:

- § Assistance with service and strategic planning to enable service providers to look ahead and consider how they should develop in order to best meet the needs of the future population. As mentioned previously, Stockland has provided funding of \$45,000 to BBCRI to enable it to prepare a Community Plan, identifying how services will need to develop to respond to population growth in the area.
- § Assistance with accommodation for aged care services, including office accommodation and space for client service and daycare activities. The bulk of services in the area is provided by BBCRI, and are currently spread between a number of locations that are not conducive to the efficiency of the organisation. Accommodation difficulties are already placing real constraints on the ability of services to grow, and this will worsen as service expansion needs gather pace. The future accommodation needs of BBCRI to enable service expansion in response to population growth are being examined in the BBCRI Community Planning Study.

#### 5.10 Youth services and facilities

A youth support and activity service is provided by BBCRI and based in the youth and community hall at Sanctuary Point. This service provides information and referral to other services and youth group activities on Friday nights.

Consultations with service providers have identified an existing need for more leisure opportunities for young people in the area. This need will be exacerbated by the increasing numbers of young people likely to be generated by the proposed development.

A specific consultation was held with a group of young people from the Bay and Basin Area to consider their needs. Issues raised by this group were as follows:

- The District Centre should embrace youth culture through providing range of indoor and outdoor recreational and community facilities including a skate park, gallery space, a stand alone youth centre, parks, performance areas and activities for under 18 year olds.

- Provision of employment and training opportunities for young people during the construction and operation of the new Centre should be available.

- The District Centre needs to have a wide range of retail and entertainment opportunities catering to the needs of young people e.g. a night club, cinema, games centre etc.

- Effective public transport is essential to young people being able to access the centre.

- § Young people need to have a place in the District Centre and enjoy good relationships with centre staff management. The District Centre should promote harmonious relationships between young people and others in the community through providing places for interaction as well as designated areas where young people can “do their own thing”.

The District Centre will provide a focal point for young people to gather and a variety of retail and commercial services suited to their needs. However, as outlined previously, it is unlikely at this stage that it will provide all the desired entertainment opportunities for young people (night club, cinema etc). Stockland has requested that the BBCRI Community Planning Study develop a Youth Protocol for the District Centre which considers how it can meet the needs of young people as a meeting and gathering place without impacting on other users.

In addition, it is proposed that the Council site will provide enhanced leisure opportunities for young people, including a skate park and indoor games courts. The community facilities provided for the general community will also contribute to meeting the needs of young people (eg new library and TAFE Access Centre, open space and recreation facilities, existing Bay and Basin Leisure Centre).

Issues associated with young people's access to training and employment are considered in the following chapter of this report.

## 5.11 Public Transport

The inadequacy of existing public transport services, both within the Bay and Basin Area and connecting it to the major service centre of Nowra, was a constant theme throughout the community consultation process.

Details of existing public transport provision in the area surrounding the site and the potential for enhanced services associated with the proposed development are examined in the Traffic and Transport Study undertaken by Masson Wilson Twiney to support the masterplan. In summary, the proposed development will facilitate the improvement of local public transport by:

Increasing demand for public transport through population growth and thereby improving the viability of public transport services;

Providing an activity focal point for local bus services at the District Centre. Buses will link to the wider Bay and Basin Area, with service links to the regional centre of Nowra;

Provision has been made for a bus route to operate through the proposed residential areas.

§ Discussions have been held with Kings, the local private bus service operator, to ensure the early provision of bus services linking settlements to the District Centre, and linking the development with Nowra. These discussions will continue as planning for the development proceeds.

The need for additional community transport initiatives to improve access to services, particularly for older people and young people, the groups with most restricted use of private vehicles, will need to be considered within the Community Planning Study.

### 5.12 Places of worship

A number of churches of varying denominations exist in the Bay and Basin Area. These facilities are considered to have sufficient spare capacity to absorb demand likely to be generated by the new development, and would welcome new members.

### 5.13 Police and emergency services

The community consultation identified a need for police services to be located in Bay and Basin area, to provide security for the District Centre and establish a police presence in the Vincentia area.

The closest police station to the site is located at Huskisson. This is a small centre with 8 police operating from an old house. The police service has identified a need for a new police station in the area, to replace the existing station at Huskisson and provide larger accommodation for an expanded service in response to the growth of the area. The police service is examining its requirements and a number of sites in the Bay and Basin area are under consideration. One of the sites being investigated is within the District Centre, and discussions are continuing between the developers of the site and the police service regarding the possible resourcing and delivery of a police station there.

The ambulance service is also located in an old house in Huskisson, and it is understood there is also a need for a new ambulance station to service the growing population. There is some potential for co-location of new police and ambulance services within the District centre, although this will need to be explored in detail with both agencies.

In terms of fire services, most of the settlements within the Bay and Basin Area have their own local Rural Fire Service brigade. The ways in which the needs of the Coastal Village for fire

protection services will be met have been outlined in the Bushfire Assessment Report prepared by Bushfire and Environmental Services which accompanies the application.

#### 5.14 Shopping and commercial services.

The day to day shopping and service needs of the Bay and Basin population are currently serviced by local neighbourhood shopping centres in each of the larger settlements and also by Nowra. For more specialist commercial services and shopping, residents currently travel to Nowra or Ulladulla, or further afield to Wollongong.

The needs of the new population for local and district level shopping and services will be met by the proposed District Centre. This centre will also address the unmet needs of the existing population for better access to district level shops and services, such as banking. This issue is considered further in the following chapter.

#### 5.15 Conclusion

This assessment has shown that generally existing facilities and services in the Bay and Basin Area are being used to capacity and will have little or no ability to absorb the demand likely to be generated by the proposed development. A picture is painted of community facilities and services already straining to cope with population growth generally, and the needs of older people in particular. Unless services and facilities are expanded or new ones created, the new population is unlikely to have the access it will require to community infrastructure, and will impact on the ability of the existing population to access the services and facilities currently available.

It is proposed that the needs of the new population for community facilities and services will be met by the proposed development in a number of ways. These initiatives will also address some of the unmet need in the wider community, and so substantially benefit the existing population. They include:

- Improved retail diversity and choice and better access to services such as banks through the District Centre;
- Provision of a range of leisure and entertainment opportunities (cafes, restaurants) and places to meet and gather within the District Centre;
- Provision of a childcare centre within the District Centre;
- Provision of accommodation for medical services within the District Centre;
- Council provision of skate park, indoor games courts, tennis courts, and new library/TAFE Access Centre adjacent to the existing Leisure Centre;
- Provision of open space and recreation opportunities and outdoor space for community and cultural events within the development;
- Potential inclusion of a new police station and ambulance station within or nearby to the development;
- Funding to BBCRI to enable it to undertake detailed strategic planning for community services, and in particular to identify accommodation needs to enable future service expansion;
- The Community Planning Study will also examine needs for other types of community facilities in the area, such as a multi-purpose community centre and cultural facilities;
- Development of policies and protocols to ensure the District Centre is inclusive of young people.

The expansion of schools and aged care services to meet the needs of the new population will be a matter for government agencies to resource. However, Stockland can assist by monitoring population characteristics as residents begin to move into the development and providing population data to agencies.

As the Bay and Basin population grows, it will start to reach thresholds which would sustain higher level district and regional facilities, which are currently centralised in Nowra. This includes cultural and sporting facilities, as well as more specialist health care and support services. The need for such services and facilities will be a matter for consideration within the Bay and Basin Community Planning Study.

## 6. Social Impacts on the Surrounding Community

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During the community consultation sessions, residents of the area surrounding the site generally expressed a range of views regarding the development concepts presented. There was broad support for some form of District Centre which would enhance residents' access to decent shops and services, but mixed views about the additional residential development and influx of new people it would bring. The issues raised function at a number of levels, from the broader district perspective to quite specific impacts on neighbours immediately adjoining the development site.

Many of the participants in consultation were particularly concerned about protecting the environmental integrity of the Jervis Bay area. These issues and the ways they have been addressed are considered in separate environmental assessment studies. Issues raised in relation to aspects of the development that might potentially impact upon their amenity and the character of the area are outlined below, along with identification of how the masterplan has responded to their concerns. As mentioned previously, a full report on the community consultation process has been prepared as a separate report to accompany the masterplan.

### 6.1 Access, Traffic and Transport

The concerns of some of the residents expressed during the community consultation included:

- A need to redress the inadequacy of the local public transport system, particularly in view of the high proportion of older people in the area;
- The capacity to manage the concentration of traffic flow from school, leisure centre, shopping centre, Coastal Village and TAFE all in close proximity;
- The need for traffic arrangements to accommodate the heavy traffic flows at peak tourist times rather than being based on yearly averages;
- Up grading of all major local roads particularly Jervis Bay (Naval College) Rd;
- Upgrading of intersections at the Princes Highway;
- The capacity of the nearby roundabout;
- Minimizing the impacts of construction traffic;
- Providing access laneways into the District Centre to eliminate the traffic congestion;
- Ensuring adequate and accessible car parking for the district centre;
- Providing walking tracks and cycle paths to link the District Centre and the residential component with other villages and the surrounding pedestrian and bicycle network;
- Ensuring the needs of people with strollers and in wheelchairs are provided for;
- Managing the impacts of increased traffic generation on nearby schools.

In the planning of the development, attempts have been made to minimise traffic impacts and enhance public transport and pedestrian access within the development itself and to the wider Bay and Basin Area through a range of measures. Specific proposals to deal with the traffic, transport and access concerns of residents have been detailed in the final Traffic and Transport Study prepared by Masson Wilson Twiney, and outlined in the final Masterplan Report.

## 6.2 The interface between new and existing development

At the consultations, issues of concern to residents living in rural blocks adjacent to the site and issues associated with the proximity of the two schools included:

- Loss of existing general bushland outlook for residents of Jervis Bay Rd rural lots;
- Impacts of traffic at access points to the development site. In particular car headlights and noise of traffic exiting the site and the impacts of increased traffic on nearby residents to quickly gain access to Jervis Bay Rd;
- Increases in ambient light and noise;
- The potential for increased truancy by having a major retail centre in close proximity to a high school;
- Safety impacts for school students crossing Wool Rd to access the leisure centre;
- Bushfire management concerns.

The proposal has addressed these concerns in the following ways:

- Traffic signals are proposed on the Wool Road at the Leisure Centre access intersection opposite the high school to provide a major bicycle and pedestrian crossing point;
- Electricity transmission lines will be relocated or placed underground, enabling the revegetation of the existing corridor facing onto Jervis Bay Road. This will provide a landscape buffer to the development that will substantially improve the outlook from the rural lots on Jervis Bay Road;
- The location of traffic intersections at appropriate locations to meet the traffic needs of future residents;
- The potential impacts of the retail centre on school truancy rates will be a matter for discussion with the high school, and may be addressed in the Youth Protocol to be prepared in the BBCRI Community Planning Study;
- Bushfire concerns have been addressed in the bushfire management plan prepared by Bushfire and Environmental Services which accompanies the application.

## 6.3 The nature and character of the District Centre

Broad support was expressed at the consultations for some form of District Centre, with many residents looking forward to the benefits it would bring in terms of better retail diversity and choice and improved access to services such as banking. This will reduce the need for residents to travel to Nowra and further afield, as they are currently doing, and this was perceived as a real benefit. Concerns focused on the style and appearance of the District Centre and range of opportunities it would offer.

Stakeholders believed the District Centre should reflect the qualities and character of the Bay and Basin Area and respond to the bushland setting of the site. It was suggested that the Centre should be designed to have a low visual impact and use materials that are of coastal character and embody sustainability principles to minimize environmental impacts. A frequent comment was that the centre should not be “an anonymous suburban style mall”.

Many participants commented that the District Centre should not have an exclusively retail focus but should also serve a social function by providing community facilities and promoting opportunities for diverse social groups to interact.

These issues have been addressed in the planning for the District Centre in the following ways:

The District Centre will not have a mall format, but will have a main street lined by retail and commercial uses, with this traditional format considered to be more consistent with the character of the area. The centre will have defined entry points, convenient car parking provision, and a town square with active corner buildings and distinctive architecture.

The public domain within the District Centre will be extensive and will include the main street and town square, incorporating a variety of meeting and gathering spaces. The Centre will adjoin a major water feature, with the surrounding lakeside area forming a connection between the town centre and wider heathland environment and providing opportunities for a variety of leisure and outdoor eating experiences.

As outlined in the previous chapter, the Centre will provide a major community hub containing community facilities and civic uses, including medical services, and childcare centre, as well as informal meeting and gathering places to enhance social interaction. The inclusion within the District Centre of additional community and cultural facilities is still under consideration.

The District Centre will be characterised by a high standard of building and design, which will help give it a distinctive identity. Management and maintenance practices will ensure that this high standard will be maintained.

Within the District Centre there will be opportunities for shop-top and townhome dwellings that aim to add to the liveliness and flavour of urban life.

In summary, the District Centre will bring together a variety of retail, commercial, civic and community uses, along with some residential uses, to create a hub or focal point for the whole community. It has been designed to promote activity, vibrancy and identity, and to provide spaces to meet the social and community needs of residents as well as their shopping needs.

#### 6.4 The Nature and Character of the Residential Areas

Greater concern was expressed by residents about the potential impact of the residential component of the development on the character and identity of Vincentia and the Bay and Basin Area. Residents value the unique character, village scale, holiday atmosphere and country lifestyle which currently characterise Vincentia. They fear that the scale of the development and its associated population growth will destroy these, and that Vincentia will be transformed into another suburban area just the same as other places up and down the coast. Some argued that Vincentia residents have chosen the country lifestyle in preference to the type of development and access to services usually associated with city/suburbs, and would prefer to remain without the services if it means losing their country lifestyle. There was some resentment towards newcomers who demand better access to services and force unwelcome change on the community.

However, over the course of the consultation process, opposition to the coastal village proposal diminished. Many residents accepted it as the price to pay for the welcome benefits that the District Centre would bring to the area. A number of residents expressed a view that while they did not support population growth in the area, they were keen to enjoy the benefits that go with bigger populations, such as better shops and services. There was also recognition that residential development around the District Centre would make it more of a “place”, and would enhance the vibrancy and sustainability of the Centre.

In general, participants at the community consultation felt strongly that if the development were to occur, it must reflect the nature and character of the surrounding area. This was described as a coastal, easygoing character. Many participants placed a high value on the natural environment and felt that this shared value was an integral part of the area’s social identity.

Another recurring theme in many of the comments was the necessity of avoiding inappropriate “suburban style” residential development characterised by large dwellings on small lots and minimal vegetation. A common response was that the Vincentia residential development should “not be like Shellharbour”.

There was some concern that the quantum of dwellings stated in the Jervis Bay Settlement Strategy represented an overdevelopment of an ecologically sensitive site and that the yield figure should be reduced. Some concern was expressed that the density suggested in the Strategy would not be in keeping with the character of the area. Many of the comments also alluded to the need for the proposal to take into account the cumulative impacts of development throughout the Bay and Basin Area. It was considered important that design guidelines be imposed to ensure that inappropriate dwelling types or land clearing practices did not occur on this sensitive site. There were some doubts expressed as to the extent to which proposed guidelines may be binding.

In recognition of the concerns of the surrounding community, the proposal contains measures to ensure that:

- § The environmental and social character of the area is embodied in both residential and District Centre architecture;
- § The surrounding environment is incorporated into all aspects of the development and is appropriately interpreted and celebrated;
- § The approach to landscaping, walkways and paths encourages integration of the District Centre and adjoining residential areas.

The ways in which the concept of a coastal village will be achieved on the site are described in the Environmental Assessment Report. In summary, the masterplan has responded to these issues in the following ways:

The development will be integrated into its natural setting and into the existing structure of the Vincentia area. Creating a sense of community and belonging is a key principle of the masterplan;

The masterplan embodies sustainable urban design principles with a clear urban structure, responsive to site topography, connecting to the surroundings, and promoting walking and

cycling. The structure comprises a number of discrete precincts which will enhance the sense of place and identity and remove perceptions of “suburban sprawl”. Housing and street design and layout, along with local facilities, will create walkable neighbourhoods with an active street life. This will increase opportunities for casual social interaction and surveillance of public and private domains, both key aspects of social sustainability.

The built form will reflect the character of “a coastal village in a bushland setting”. Features of housing with coastal character will include:

- simple traditional built forms,
- use of lightweight designs and natural materials,
- colours that tone with bushland,
- emphasis on shade, with buildings designed around on-site trees and having eaves,
- design expressive of coastal/bushland lifestyle and indoor/outdoor living, with decks, verandahs and gardens;

§ Housing will be sited within a bushland context to try and retain as much tree cover as possible on the site and preserve its bushland nature. A range of lot sizes will be provided to allow for different dwelling types. It is proposed to place a 5 metre non-construction buffer at the rear of detached lots to safeguard bushland yards wherever possible;

§ A landscape structure is proposed that is reflective of a coastal setting and distinct from any suburban locale. Features will include:

- coastal bushland reinforced as the dominant landscape character,
- emphasis on the protection of landscape features such as vegetation, riparian corridors and habitat,
- retention of existing native vegetation wherever practicable,
- promotion of use of locally indigenous plants in private gardens and throughout the open space areas and public domain,
- encouragement of community involvement in environmental management, bush regeneration and wildlife protection,
- a wide range of measures to help preserve habitat and minimise impacts on ecological features of the site are proposed;
- the landscape plan proposes an interpretive strategy for key aspects of the landscape and opportunities for community involvement and interaction with the landscape..

§ There will be opportunities for village centres at nodal points within the residential areas, with potentially denser housing, built form and a corner store or café which establishes a local village place;

§ The public domain and open space areas will be distinctive and will help provide a sense of place and identity;

Design guidelines will be prepared which ensure that the design intentions of the development are implemented.

## 6.5 Proposed Housing Mix

The proposed housing mix was seen by existing residents to provide choice and diversity to cater for different life cycle and market segments. However there appeared to be a strong preference for a predominance of detached dwelling types.

During the earlier consultation a number of residents expressed a desire that the development encourage occupation by long-term residents rather than weekenders. The high proportion of intermittently occupied dwellings in the area was perceived to have negative effects upon the social sustainability of the area. This issue has been considered in Chapter 4.

Some limited opposition was expressed to the inclusion within the development of apartments, townhouses and attached dwellings, on the grounds that they are out of character with the surrounding area. However a greater number of people expressed support for diversity in housing forms to meet the needs of a variety of groups, and in particular for housing forms to meet the needs of older people. It was reported that many older people within the area are living in large two storey houses or homes on large blocks that are no longer suitable to their needs. It was recognised that the site presented opportunities to provide more appropriate and adaptable housing for older people and people with a disability in the area. It was also recognised that provision of aged suitable housing close to the District Centre would enhance the opportunities for older people to participate in the life and activities of the wider community. For these reasons, widespread support was expressed for the inclusion of smaller and more compact housing forms suited to the needs of older people.

This view is consistent with the recommendations of the Judith Stubbs study for Shoalhaven Council on the social impacts of an ageing population in the Shoalhaven area. This study points to the need for new development to increase the diversity of accommodation appropriate to the needs of older people. In particular it identifies a need to increase the supply within conventional residential developments of medium density options with smaller yards and fewer bedrooms, and of adaptable housing that can be modified easily to meet the changing needs of older people. This should occur particularly in developments close to public transport, retail services and medical, support, and recreational services. The study also identifies a particular need for well-located affordable housing to meet existing demand from local residents who have a significantly lower socio-economic profile than the metropolitan area average and who will generally not have as high an asset base as those trading down from the Sydney housing market. Such developments should also be designed to support older people to remain living in the community and to promote mobility and retention of personal independence, through provision of footpaths, wheelchair access throughout the public domain, and proximity to facilities and services.

The proposal addresses these issues, in providing a variety of smaller dwelling types within both the Village Central and Village East precincts, in close proximity to services, facilities and public transport.

While there was widespread support from the surrounding community for the inclusion of housing suited to the needs of older people, some community representatives expressed concern in response to the draft masterplan at the apparent clustering of these smaller housing types within the Village East precinct. The view was expressed that the concentration of small lot housing in

one area could result in a monoculture or ghetto where older people would be segregated from the rest of the community. It was considered preferable that older people be integrated and that each precinct needed to provide a degree of housing mix and diversity. There was also some concern that the smaller housing forms would appeal to investors and form a concentration of rental housing, with population characteristics different to the rest of the area.

In response to these concerns, the final masterplan has been modified in the following ways:

- A proportion of the small lot and villa homes will now be provided within the Village Central precinct, as well as the Village East precinct, thereby dispersing the previously proposed concentration; and

- The Village East development will be the subject of a later application, but is likely to provide low rise adaptable housing designed to cater for the needs of older residents.

The small lot and medium density housing will not be exclusively targeted to older people, but will appeal to a variety of small household types. Future market demand will determine the precise form of this housing, and extent to which adaptable housing specifically designed for older people will be provided. It is recognised that the location of the Village East, between the District Centre and the leisure precinct, is particularly well suited to the needs of older people, providing easy access to the facilities and services within both, and it makes sense to provide housing opportunities for older people in this location. The small lot and medium density housing will be subject to similar design controls as the other housing forms and this will ensure a high standard of design and construction, so that the Village East precinct will not develop into the “poor ghetto” that is feared.

## 6.6 Access and Connectivity

Existing residents have raised issues about public access through the development and its connectivity with the surrounding area.

The masterplan allows for permeability of both the residential and District Centre components of the site, in that public access into and through it will be provided for local residents of the surrounding area. This will occur not only via the road system, but also through a network of publicly accessible pedestrian pathways and cycle paths throughout the whole site. This will include a boardwalk across the heathland to connect the District Centre and leisure centre precinct.

The site will be connected to the surrounding area through the system of roads, paths and open space corridors. A preference for the cycleway system to integrate with the regional cycle network beyond the site boundaries was identified during the community consultation. This idea is supported in principle by Stockland. A series of cycle paths and walkways will traverse the site linking in with open spaces and riparian corridors. These will be built to the site boundaries to facilitate subsequent linking with the surrounding regional cycleway network. However Stockland has no control over the cycle network beyond the boundaries of its site.

The clustering in close proximity of the District Centre, community facilities, the nearby Bay and Basin Leisure Centre precinct, and local schools reinforces these connections and enhances accessibility.

As outlined in Section 6.1 above, the site will be linked to the regional public transport network and into the regional road network. Strong support was expressed at the community consultations for the proposed public transport initiatives, with the potential enhancements to public transport services in the area perceived as a key benefit of the development. The need for improved public transport links to Nowra was expressed not only for shopping, but also for medical visits and access to Bomaderry rail station.

Details of the access provisions are contained within the masterplan report.

### 6.7 Access to open space and community facilities

Community representatives at the consultation sessions expressed a desire for:

- Access to the open space areas within the development to enjoy the water bodies and recreational opportunities;
- Play facilities for children;
- Linkages with the Council Leisure Centre;
- The District Centre to have a significant community role in addition to being a retail and commercial services centre. Suggested services to be located at the District Centre included a police station, a health and medical centre, fire and ambulance services, a library and community banking;
- Facilities and infrastructure be provided that will augment those available in the area and ensure the incoming population will not make demands on existing facilities that might disadvantage existing residents.

The proposed development will satisfy these requirements, as described previously in this report. Public access for the surrounding community will be available throughout the development, and the surrounding community will be able to enjoy use of all the open space areas, water bodies, play equipment and recreational opportunities. The range of community uses to be incorporated within the District Centre is yet to be finalised, but is likely to include all of the suggested facilities, with the exception of a fire station, which is already adequately provided in the area. The District Centre will also incorporate a variety of civic spaces designed to encourage social interaction and a vibrant community life. The potential impacts of the incoming population on existing services and facilities have been considered in the previous chapter. Strategies to mitigate or off-set these impacts will be examined in the BBCRI Community Plan for the Bay and Basin Area.

### 6.8 Public safety and security

At the community consultation, residents stressed the need to ensure that the public domain and new residential areas effectively address bushfire safety considerations. There was also concern about the potential for vandalism and anti-social behaviours around the District Centre and safety and ease of access to car parking areas, particularly for older people.

In the masterplan, issues of safety and security have been addressed by application of Safety by Design principles within both the District Centre and residential development. These principles promote activation of public areas and streets and passive surveillance over them. In addition, discussions are underway between the developers and the NSW Police Service in regard to the

provision of a new Police Station within the development. It is anticipated that this would help deter anti-social or criminal behaviour around the development.

## 6.9 Community Integration

The community consultations identified a need for strategies to enhance social integration between new and existing residents across the Bay and Basin Area.

As mentioned previously, strategies to promote the integration of the new and existing communities will be considered in detail in the BBCRI Community Plan. Social integration will also be achieved through:

- The similarities between the existing and incoming populations, discussed in Section 4.4;
- The District Centre, with its variety of facilities and services which will draw the surrounding community into the development and encourage it to mix with the new community. The employment opportunities provided by the District Centre will also result in the mixing of the new and existing populations;
- Public access through the new residential area and use by the surrounding community of the new open space and pedestrian/cycle network;
- New residents using facilities and services in the wider area, especially the schools and social / sporting clubs, where new residents will be drawn into the social networks of the district.

## 6.10 Meeting the needs of young people within the Bay & Basin Area

Issues raised in relation to the needs of young people, identified in both the general consultations and the specific consultation with young people, included:

- § The loss of young people from the area as a result of limited employment and education opportunities;
- The potential for employment and training for young people during the construction and operation of the new Centre;
- The issue of providing “things to do and places to go” to meet the leisure and recreation needs of young people;
- The attitudes of the management of the District Centre to young people, to ensure that they have places for interaction and enjoy positive relationships with centre staff management;
- Access to effective public transport for young people.

Issues associated with the provision of leisure opportunities, services and facilities for young people and their place in the District Centre have been discussed in the previous chapter. The potential for improved public transport services to benefit the whole community has also been identified. Employment issues are considered below in Section 6.12.

## 6.11 Indigenous Issues

As part of the site assessment associated with development of the masterplan, a detailed archaeological survey of the site has been conducted. This study found no Aboriginal artifacts within the study area. Full details are provided in the Aboriginal Archaeology Report prepared by Mary Dallas.

A number of consultations with representatives of local Aboriginal communities have been undertaken as part of the preparation of the masterplan. The consultations with the Aboriginal community have raised further issues associated with the process of on-going planning and development of the site which are beyond the scope of the initial masterplan to address. Potential measures discussed to date include:

- Involvement of traditional owners in developing an interpretive strategy for walkways and open space around the site;
- Opportunities for training and employment during construction and operation of the District Centre;
- Exploring commercial opportunities for indigenous businesses at the new District Centre;
- Using indigenous Landcare groups to provide services in the clearing and re-vegetation of the site to provide employment opportunities, whilst also renewing young indigenous person's links with the site;
- Using local indigenous nurseries to provide seed stock for landscaping.

The on-going consultation process with the Jerrinja community has established a good working relationship with Stockland and its consultant team, which provides a sound basis for moving forward with the next stage of planning. Stockland is committed to managing the cultural landscape in conjunction with the local Aboriginal community, and ensuring that its development at Vincentia is responsive to the cultural context. As more detailed planning for the site proceeds, there is a commitment that representatives of the Aboriginal community will be consulted, consistent with their desire for involvement outlined above.

## 6.12 Economic impacts and employment

Issues of concern to the existing community include:

- Impacts on existing retail services in the Bay and Basin Area;
- Ensuring the Centre caters for all the Bay and Basin Area and does not disadvantage the villages;
- The importance of providing jobs and training, particularly for young people, to enable them to remain living in the Area;
- Accommodating seasonal variation in usage.

A full assessment of the economic impacts of the proposal has been undertaken in a separate Economic Impact Assessment by Dimasi Strategic Research. This report has examined needs for District Centre level retail facilities and what the likely impact of the proposed development will be on existing facilities. Some of the key outcomes of this assessment include:

- § The provision of retail facilities currently available throughout the Vincentia area is limited. There is currently no centre providing convenient food and non-food shopping. Trade area residents currently have to shop at Nowra, more than 20 minutes drive away, in order to access a district department store and full line supermarket. Most of the retail spending generated by the Bay and Basin population is escaping the trade area. There is currently a strong but unmet demand for additional retail floorspace, including a discount department store and supermarkets. The addition of a full-scale BigW and Woolworths supermarket will provide greater choice and convenience for trade area residents.

- § Demand for the proposed facility will also be created as a result of the projected growth in the size of the retail spending market. The Vincentia region has been growing rapidly in the past and is projected to continue to grow over the period to 2016. Part of this growth will come from the Coastal Village development. Existing retail facilities are not adequate to meet this future growth in demand.
- § Even allowing for the proposed retail floorspace increases at the Vincentia District Centre site, the average provision of retail floorspace throughout the trade area will still be only two thirds of the national average.
- § It is not likely that the proposed District Centre will impact on the viability of any existing retail facilities. This is mainly due to the very low provision of facilities in the trade area currently and the rapidly expanding market.
- § The study concludes that a substantial net community benefit will flow to the Vincentia region as a result of the District Centre development. Trading impacts projected for existing retailers in the trade area will be more than offset by very substantial positive economic impacts of:
  - Improvements in the range of local retail facilities available to residents, including Big W department store, supermarkets and specialty shops,
  - Creation of additional employment that will result from the project, both during the construction period and once the centre is completed and operating,
  - Increases in the rate revenue base for Shoalhaven Council that will result from the project.

Impacts of the proposal on tourism have not been considered in the Dimasi Report. Visitors to the area will greatly benefit from the services and shopping offered by the centre and this is likely to affect the attractiveness of the area for return visits and tourism growth. The Centre will also mean that visitors are likely to purchase goods within the area, rather than bring them with them from areas outside. The centre may also draw tourists visiting from the wider Shoalhaven area, attracted by the shopping, eating and leisure opportunities it will provide. Increased expenditure within the Area from visitors will add to the prosperity of the area.

In terms of employment generation, the District Centre at completion will employ about 600 people (full-time, part-time and casual), and so will become a major source of employment in the area, providing much needed job opportunities for young people in particular. Jobs will be provided in retail, service and hospitality sectors, cleaning and maintenance, and health and community services. In addition, the construction workforce will comprise about 200 people.

Stockland may wish to consider ways in which employment opportunities may be optimised for the local population or particular sections of it, during the construction and development phases. Associated with this, Stockland would need to discuss the training needs of young people in particular with the high school and TAFE, to ensure that local young people are well placed to take advantage of the jobs that will become available.

The overall impacts of the development, the measures required to mitigate or off-set these impacts, and the broad benefits likely to be delivered to the existing community are summarised in the following chapter.

## 7. Strategies to Manage Impacts and Enhance Community Benefits

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This study has examined the social impacts of the development of a District Centre and Coastal Village on the Crossroads site at Vincentia that are likely to arise for the Bay and Basin community. These include a small number of negative impacts which will need to be mitigated, together with a substantial number of positive impacts which will bring real benefits to the local community. This final chapter draws together and summarises the impacts likely to arise from the development and the ways in which they will be managed. It also draws on the outcomes of the community consultation, where participants were asked to suggest measures that would reduce any negative social impacts and increase positive contributions to community life in the Bay and Basin Area.

### 7.1 Managing impacts associated with population growth and change

An increase in housing supply in the Bay and Basin Area is necessary to meet increasing demand associated with anticipated population growth, as identified in the Jervis Bay Settlement Strategy. However, opportunities to increase housing supply in the Bay and Basin Area are limited. The subject site is one of the few zoned and readily developable parcels of a decent size in the Bay and Basin Area, and its development will add significantly to the supply of housing in the Area to satisfy future demand, in ways that are consistent with the Jervis Bay Settlement Strategy.

As discussed in Chapter 4, the development as proposed will add to the population in the Bay and Basin Area by about 1,724 people. This increase will build up over a number of years, allowing for the gradual absorption of the newcomers and social adjustment within the community. This growth must be seen in the context of the significant and on-going growth which has characterised the Area for the past decade or more, and which has resulted in a community which is accustomed to coping with change and newcomers. The incoming population is expected to have age, life cycle and socio-economic characteristics similar to the existing population, and so is unlikely to change its overall composition. This will facilitate its integration into the community and minimise any impacts on the culture and lifestyle of the Area, as the new population will have similar values and aspirations to those that drew the existing population to the area. The range of housing options to be included within the development will provide housing choice for a diversity of household types, helping to create a balanced and sustainable community with capacity to respond to the varying demands of a changing society.

Recommended measures in relation to managing the impacts of population growth include:

- 1) *Given the limitations of population forecasts, Stockland should set up processes to monitor population growth and characteristics as residents move into the development.*
- 2) *The BBCRI Community Plan should develop strategies to facilitate the integration of the new and existing populations, as already proposed.*
- 3) *Stockland should consider measures which will promote occupation of dwellings by owner/occupiers, and by permanent residents, to enhance the stability of the new population and its consistency with the existing population.*

While the new population growth is unlikely to impact significantly on the composition and culture of the existing community, it will increase the demand for local services and community facilities. This has both positive and negative aspects. The larger population will sustain a growth in services which might otherwise not be warranted. Additional services and facilities will be provided in response to population growth and these will benefit the whole community. These include not only the greater range of shops and commercial services to be provided in the new District Centre, but also entertainment and leisure facilities (restaurants, cafes), community facilities, and public transport in the area.

However, a number of service types have more limited ability to expand readily in response to population growth, and it is in these areas that the impacts of the development are likely to be felt most keenly. The study has found that a variety of human services are already straining to cope with the rapid population growth that has occurred in recent years, and that they have very little or no capacity to absorb the extra demand likely to be generated by the new development, without additional resources. They include community centres, schools, childcare services, medical and community health services and aged care services. These services will need to be augmented in the area if the needs of the incoming population are to be met and the existing community is not to be disadvantaged in their access to services. This issue was a key concern expressed by participants at the community consultation.

The ways in which the impacts on local services will be managed have not yet been fully resolved. At this stage, there is a commitment from Stockland to:

- Ø Provide a childcare centre within the District Centre of a size appropriate to satisfy the need generated by the incoming population and some of the unmet need from the surrounding community;
- Ø Provide accommodation for medical and allied health services within the District Centre and work with providers to secure the establishment of a medical centre;
- Ø Provide funding to BBCRI to enable it to prepare a Community Plan which will examine the community facility and human service needs arising from the proposed development, and in particular the accommodation needs of services, and recommend strategies to address these;
- Ø Continue discussions with Shoalhaven Council regarding the provision of community facilities within the development; and
- Ø Continue discussions with both the Police Service and Ambulance Service regarding the provision of new facilities within or nearby to the development.

The ways in which better accommodation might be provided within the development to enable services, particularly aged care services, to expand will be considered following completion of the BBCRI Community Plan.

Providing additional funds to enable schools, community health and aged care services to expand is a responsibility of the State Government (and Commonwealth Government for some types of aged care services). Stockland will need to work co-operatively with local service providers to provide population data to feed into the planning and resource allocation processes of government agencies.

Recommended measures to address these issues include:

- 4) *Stockland should consider how the development might contribute to meeting the need for improved accommodation for aged care services and for enhanced multi-purpose community space in the light of the BBCRI Community Plan and discussions with Shoalhaven Council.*
- 5) *Stockland should provide post-occupancy population data to local services to enable them to monitor trends and changing demands to feed into the planning and resource allocation processes of government agencies. This should include data on whether residents are newcomers to the area or existing residents from the Bay and Basin Area.*

## 7.2 Managing impacts associated with the character and amenity of the area

The early community consultation events identified a variety of issues which reflected fears of existing residents that the proposed development would impact significantly on the character and amenity of the Bay and Basin Area. The proposal has addressed most of these concerns and evolved to the point where substantial support was expressed in the most recent round of consultation for most aspects of the development. Measures incorporated within the masterplan to minimise impacts of the development on the character and amenity of the area include:

- § The environmental and social character of the area is embodied in both residential and District Centre architecture;
- § The surrounding environment is incorporated into all aspects of the development and is appropriately interpreted and celebrated;
- § The development will be integrated into its natural setting and into the existing structure of the Vincentia area;
- § The approach to landscaping, walkways and paths encourages integration of the District Centre and adjoining residential areas;
- § The District Centre will have a Main Street format with a town square and landmark buildings, and will incorporate civic and community uses in addition to retail and commercial facilities. This will ensure it does not become a suburban style mall, and that it also fulfills social objectives as a community hub;
- § The development is designed to have a low visual impact and the built form will reflect the character of “a coastal village in a bushland setting”;
- § Housing will be sited to retain as much as possible tree cover and preserve the bushland nature of the site;
- § The proposal contains a variety of measures to promote connectivity with the surrounding area, including safe pedestrian and cycle access across the Wool Road to Vincentia High School and Primary School, and to the Leisure Centre precinct;
- § Building controls and design guidelines will be prepared and implemented to ensure the development meets the objectives set for it;
- § Traffic and access community concerns have been considered, with details of the measures to deal with traffic likely to be generated by the District Centre and residential development documented in the final Traffic and Transport Study prepared by Masson Wilson Twiney.

- § Small lot and medium density housing forms will be dispersed through both the Village Central and Village East precincts, taking advantage of their close proximity to the services and facilities in the town centre and leisure precinct. In particular, the Village East precinct will consist of a mixture of residential development, including attached and detached dwellings. It will have an emphasis on adaptable housing and will provide dwellings in a variety of forms in accordance with the existing DCP. Detailed planning and design guidelines will ensure that the design standard, quality and amenity of this precinct will be as high as those in the other precincts.

### 7.3 Enhancing Community Benefits

A number of features of the proposed development will bring considerable benefits to the surrounding community. Most of these have been acknowledged by local residents as substantial advantages of the proposal. They include:

- § The development will add significantly to the supply of housing in the Bay and Basin Area, in ways that are consistent with the objectives and principles of the Jervis Bay Settlement Strategy. Matching supply with demand is critical to help maintain housing affordability and meet the needs of the future community.
- § The residential component of the development will also help ensure the creation of a viable and vibrant commercial centre, as recognised in the Jervis Bay Settlement Strategy.

The commercial component will improve retail diversity and choice, and improve access to services such as banking at the local level. The development of the District Centre will mean that Bay and Basin residents no longer have to drive to Nowra to satisfy basic needs, with this perceived as a major benefit at the community consultations.

The District Centre will increase employment opportunities, especially for young people. This will help reverse the trend for many young people to leave the area to find employment, and potentially result in a more balanced population profile as young people and young adults stay in the area.

It will retain expenditure within the Bay and Basin area, and support the growth of tourism.

It will provide a major focal point for community life, drawing together a variety of functions to create a vibrant hub with civic spaces for gathering, social interaction and community events.

It will provide of additional eating facilities and leisure / entertainment opportunities within the District Centre, enhancing lifestyle options.

It will provide access for the broader community to the new community services to be provided within the District Centre, including medical services and childcare centre, and to the open space and recreation resources to be provided within the development.

It will provide more appropriate and adaptable housing options for older people, with ready access to shops, services and transport. This will fill an identified need in the community and potentially free up larger houses for families. Appropriate and adaptable housing for older people will enable older residents to remain living in the community and reduce demands on support services such as home modification, community transport and residential care.

It brings potential for better public transport services in the area, with the increased population able to support improved local bus services.

It will result in improved security and policing in the area.

It will provide road improvements and cycle ways that will enhance the accessibility and connectivity of the whole area.

It will result in recognition, conservation and interpretation of the local ecology in open spaces and designated environmental zones.

It will provide increased pedestrian safety between the high school and leisure centre.

There is potential for further significant benefits, (including some accommodation for local services, multi-purpose community space and police and ambulance stations), pending outcomes of the BBCRI Community Planning Study and negotiations with Shoalhaven Council and other agencies.

These benefits to the surrounding community are very considerable and are likely to more than offset any negative impacts arising from the development.

To build upon the substantial goodwill that Stockland has now developed with the surrounding community and further enhance community benefits, it is recommended that Stockland consider ways in which it might continue the process of involving the surrounding community in the on-going planning and development of the District Centre and Coastal Village. Strategies to help integrate the new and existing communities will be considered in the BBCRI Community Plan. In addition, it is recommended that:

- 6) *An on-going program of information to and consultation with the surrounding community be implemented as planning for the site continues. This should include regular newsletters or press articles to keep people informed of progress, and further opportunities for consultation around the detailed design of the District Centre and community facilities;*
- 7) *Opportunities be provided for involvement by the local community in environmental restoration and maintenance initiatives and the interpretive strategy;*
- 8) *A community development program be developed and resourced by Stockland, to include welcome initiatives to provide new residents with local information and help them develop a sense of belonging;*
- 9) *A range of initiatives and events be orchestrated to help make local people feel it is "their" centre;*

- 10) *Consideration be given to preferential use of local employment and contractors in the construction of the development and servicing, where possible, to boost local employment benefits;*
- 11) *Stockland work with the local high school and TAFE college to ensure that the training needs of young people are addressed so they will be able to take advantage of the employment opportunities to be generated by the development.*

## Appendix A – Existing Services and Facilities

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### Neighbourhood Community Centres/Halls

*Vincentia Community Hall*  
*Community Arts Cottage*  
*Sanctuary Point Youth and Community Centre*  
*St Georges Basin Community Centre*

### Education

#### *Primary Schools*

*Vincentia Public School*  
*Jervis Bay School*  
*St Georges Basin Public School*  
*Jervis Bay Christian Community School*

#### *High Schools*

*Vincentia High School*

### Children's Services

#### *Pre-School and Childcare Services*

*ABC Developmental Learning Centres*  
*The Basin Pre School*  
*Kangaroo Cottage Childcare Centre*  
*Sanctuary Point Childrens Centre*  
*Dee Jays Koala Blue Kindy*  
*Bay & Basin After School Care*  
*Jervis Bay Pre School*  
*Vincentia Kindergarten*

#### *Play group*

*Vincentia Dolphins Playgroup*

### Open Space and Recreation Facilities

*St Georges Basin Country Club Ltd*  
*Sanctuary Point Oval.*  
*Vincentia Golf Club Ltd*  
*Bay and Basin Leisure Centre*

### Services for Young People

*Bay and Basin Youth Services*

## Health Services

*Shoalhaven Hospital*  
*Nowra Private Hospital*  
*Milton/Ulladulla Hospital*  
*David Berry Hospital*  
*Jervis Bay Community Health Centre*  
*St Georges Basin Community Health Centre*

## Library Services

*Sanctuary Point Library*

## General Support Services

*Bay and Basin Interagency*  
*Shoalhaven Neighbour Aid Service (part of Bay and Basin Community Resources Inc and part of the Home and Community Care Program)*

## Services for Older People

*Anglican Retirement Villages, Vincentia*  
*Basin View Daylight Lodge No.1015*  
*Basin View Masonic Village*  
*Baycare (part of Bay and Basin Community Resources Inc.)*  
*Jervis Bay and Districts Meals on Wheels Inc*  
*St Georges Basin Retirement Village*  
*Bayrest Shoalhaven Dementia Respite*  
*Huskisson and District Senior Citizens Club*  
*Huskisson Contact Club*  
*St Georges Basin Senior Citizens Club Inc*

## Transport Services

*St Georges Basin Health and Community Transport Service Inc*

## Police and Emergency Services

*Basin View Rural Fire Brigade*  
*Huskisson Police Station*  
*Huskisson Rural Fire Brigade*  
*Hyams Beach Rural Fire Brigade*  
*St Georges Basin Rural Fire Brigade*  
*Erowal Bay Rural Fire Brigade*  
*Sanctuary Point Rural Fire Brigade*

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