

# **Vincentia Coastal Village & District Centre Planning Process**

## **Community Consultation Outcomes Report**

**Prepared for  
Stockland  
by  
Elton Consulting**

**December 2004**

# Executive Summary

## Section One: Introduction

This report summarises the community consultation process for the development of plans for the proposed Vincentia Coastal Village and District Centre. In preparing the report we acknowledge the valuable contribution by the members of the Bay and Basin community and the many community organisations that have participated in this process.

The consultation comprised three distinct phases over a period of 18 months. The lengthy period between each phase allowed for additional background studies to be undertaken, ongoing agency consultation and considered planning responses to community input to be developed. Information gathered through community consultation was also used as background for a separate Social Impact Study.

The three phases of the Vincentia consultation were as follows:

1. **Vision and Values:** To seek input from residents and stakeholders as to the key values and guiding principles that should underpin the plans for the proposal.
2. **Development Options:** To gather community responses to the draft plans developed to date and seek guidance upon a preferred option for the project.
3. **Preferred Option:** to declare the final draft scheme that had been developed in response to agency and stakeholder input.

A variety of techniques were used to engage with the Bay and Basin Community these included:

- A dedicated project website [www.elton.com.au/talkvincentia](http://www.elton.com.au/talkvincentia)
- Community Information and Feedback sessions (CIFS) for each of the 3 phases of the project
- A series of key stakeholder briefings at each phase of the project
- A special youth consultation workshop
- A project newsletter

## Participation

### Web based consultation

The website [www.elton.com.au/talkvincentia/](http://www.elton.com.au/talkvincentia/) was a valuable tool for disseminating information about the Vincentia project. The website also had capability for people to provide feedback although this feature was utilised by very few of those who visited the site. Throughout the course of the consultation the website received approximately 7500 visits between September 2003 and November 2004.

### Community Information & Feedback Sessions

The community information and feedback sessions were advertised via the following means:

- Up to 7000 pamphlets or newsletters letterbox dropped to residences and businesses within the area
- The website
- Local radio

- Advertisements in local newspapers
- Letters of invitation were sent to landholders immediately adjacent to the study area and local stakeholder groups

The sessions provided an informal and constructive environment to consult with the Bay & Basin community. At each session a series of boards illustrating the plans developed to date and outlining the evolving approach to the residential component, the District Centre, ecological considerations, traffic, landscaping, heritage and sustainability matters, were on display. Throughout the session members of the consultant team were available to answer questions from the attendees regarding the proposal. The project team noted the questions, comments and issues put to them by community members on the day.



*Community Information and Feedback Session Three in the Vincentia High School Gym*

As previously stated community members who attended the sessions received a feedback form and a reply paid envelope on which they could provide structured comments. They also had an option of providing their own written submissions. The material on display at the Community Information and Feedback Session was made available on the project's consultation website. With the exception of CIFS two which was held on a very stormy day the sessions were exceptionally well attended. Attendance rates for the sessions are listed below:

CIFS 1 September 2003	<b>300</b>
CIFS 2 March 2004	<b>130</b>
CIFS 3 July 2003	<b>480</b>

At the sessions attendees could provide feedback and comments directly to the consultants present or via a feedback form with a reply paid envelope. Compared to other consultation processes the Vincentia project had very high response rates. The number of feedback forms received from each CIFS was:

CIFS 1 September 2003	<b>103</b>	( 34% response rate)
CIFS 2 March 2004	<b>27</b>	( 26% response rate)
CIFS 3 July 2003	<b>90</b>	( 19% response rate)

Throughout the process a number of written submissions were also received. Copies of these are included in the relevant appendices.

### Key Stakeholder Engagement

A number of local stakeholder groups received invites to specific briefings and the community information and feedback sessions. The stakeholder groups invited to participate included:

- Bay and Basin Community Resources
- Jervis Bay Regional Alliance
- Australian Conservation Foundation
- Local Bush Fire brigades
- Vincentia Ratepayers and Residents Association
- Old Erowal Bay and District Progress Association
- Huskisson Chamber of Commerce
- Vincentia High School Parents and Citizens Association
- St Georges Basin Community Forum
- St Georges Basin Senior Citizens
- Jerrinja Local Aboriginal Land Council

The following table outlines the dates of meetings with various local stakeholder groups.

<b>Organisation</b>	<b>Phase One</b>	<b>Phase Two</b>	<b>Phase Three</b>
Bay and Basin Community Resources	05/11/03; 16/12/03	02/03/04 13/05/04	16/07/04
Jervis Bay Regional Alliance		02/03/04	16/07/04
Australian Conservation Foundation		02/03/04	16/07/04
Vincentia Ratepayers and Residents Association		02/03/04	16/07/04
Old Erowal Bay & District Progress Association		02/03/04	16/07/04
Huskisson Chamber of Commerce		02/03/04	16/07/04
St Georges Basin Community Forum			16/07/04
St Georges Basin Senior Citizens		02/03/04	16/07/04 27/07/04
Jerrinja Local Aboriginal Land Council	05/11/03		17/07/04 09/09/04
Jerrinja Wandianian Community			17/07/04
Indigenous Employment Project Officer for the SACC.		13/05/04	
Indigenous Customer Services Officer Nowra Centrelink		13/05/04	
Wreck Bay Aboriginal Community Council		13/05/04	
Regional Council of Schools		18/05/04	

### Youth Consultation

The Youth Workshop was attended by 10 local young people and two local youth workers. A summary of the workshop outcomes is included in the next section. A full copy of the workshop outcomes can be found in Appendix Four. We would like to thank Brad Slaughter and Greg Thornton for their assistance in organising the Youth Consultation.

### **About this report**

This report summarises the 18 month long consultation process. Section Two summarises the key issues raised in each phase. A full record of each phase, including verbatim comments can be found in appendices 1- 4. It is important to note that this report:

- Does not in itself make any recommendations regarding the direction of future planning for the Vincentia Coastal Village
- Cannot be construed as being statistically representative of opinion within the Bay & Basin Community
- Simply collates all the feedback from community members who participated in the consultation process

## Phase One Summary: Vision and Values

The first stage of consultation focussed on engaging members of the Bay and Basin community to identify the following:

- The desired future character of the area
- The role of the District Centre
- Issues of importance the proposed development will need to address.

The key community values identified through consultation were:

- The quality and beauty of the natural environment, particularly the coastline.
- Quality of life
- Casual and unhurried lifestyle
- Low level of population
- Easy accessibility to clean water, uncrowded beaches and bushland.
- Peace and quiet
- Low density development

The most frequent suggestions as to the desired future character of the crossroads site included:

- ( Keep it ) Very much as it is now
- Safe
- Improved shopping
- Quiet, "laid-back" and peaceful
- Ensure our unique natural environment is not degraded
- Not like Shellharbour or the Gold Coast
- A thriving coastal township with employment opportunities for young people
- Improved police, emergency, medical and social services
- Quality services for older people

Key issues for the future development raised in this phase of consultation were as follows:

- Retaining the unique quality and characteristics of the Vincentia area particularly the natural environment and coastline
- All planning for the site should be backed by solid science, particularly ecological studies
- Preserving the relaxed, easy going and friendly character of the Bay & Basin area
- Creating quality and innovative housing that acknowledges and sits within its environment unlike the many coastal developments occurring between Nowra and Wollongong
- Concerns regarding the quantum of housing allowable on the site
- Ensuring minimal visual impact of residential and commercial buildings through appropriate design and materials and retention of bushland vegetation
- Minimising the environmental impacts on the site and the surrounding area, particularly the Bay and existing vegetation
- Providing a range of housing suitable for older people and for young families
- Attracting people who want to live in the area and not just have holiday homes
- Creating jobs for young people in the Bay & Basin area

- Addressing the potential traffic impacts on the Bay & Basin area and the need to upgrade Jervis Bay (Naval College) Road
- Providing appropriate and adequate infrastructure, particularly roads and sewerage
- Improving public transport throughout the Bay & Basin area
- Providing improved community services particularly for older people and youth
- Integrating the development to ensure the district centre provides access to community services as well as retail and commercial opportunities
- There were suggestions for a range of services to be located on the site including police, ambulance and health related services
- Strategies to managing the potential impacts upon other retailers in the area should be developed
- Ensuring ongoing community consultation throughout the planning of this project

Throughout the remainder of 2003, the project team also had a number of meetings with the executive and project staff of Bay and Basin Community Resources Incorporated to develop a greater understanding of social issues within the area. A key outcome of these discussions was a decision by Stockland to provide funding for Bay and Basin Community Resources to independently undertake a large scale community planning exercise to:

- Develop an understanding of the range of community services and facilities that are required to service the needs of people in the Jervis Bay area
- Strategies that will enhance the economic and social sustainability of the Jervis Bay area
- Identify ways to enable new residential developments to be integrated into the community and cultural life of the Bay and Basin area
- Prepare a Youth Protocol for the new District Centre

## Phase Two Summary: Development Options March 2004

The primary focus of this phase was the consideration of:

- Two differing options for the District Centre - a mall based option or an open main street style centre
- The relation of the district centre to the existing Leisure Centre
- Possible built form typologies and guiding principles for the residential component
- Potential sustainability measures for the project

Key issues raised in regard to these matters were as follows:

- The importance of ensuring adequate on site detention and natural treatment of runoff from the site
- Ongoing management of some proposed initiatives such as greywater systems
- Reservations regarding additional traffic generation from increased residential and commercial activity and the capacity of the local road network to safely absorb this increased use
- Evaluating the potential economic impacts of the district centre on nearby village retail operations
- Concerns about bushfire hazards
- Retaining trees on as much of the site as possible is an important priority
- Impacts of egress points on residents living immediately opposite these exits
- General support for the type of “low visual impact” built form indicated in the image board
- Adequate facilities commensurate with the level of development would be required
- Avoidance of “large dwelling on small block” style of development is highly desirable
- The streets and footpaths need to be of an adequate width
- A general desire amongst the community to see services placed underground
- The proposal must ensure minimal reduction of habitat and impacts on the local ecology
- Broad support for publicly accessible pathways and cycleways traversing the site
- Broad support for the range of sustainability initiatives
- The majority of respondents endorsed the broad principles underpinning the approach to residential design, landscaping and sustainability initiatives however some concerns were expressed about the potential impacts of the development on the surrounding national park, wetlands and waterways

In the feedback forms and at the sessions most respondents favoured the open street scheme over the mall based scheme. What respondents liked most about the open street scheme was:

- It is more environmentally friendly
- It has a greater community focus
- Is more in keeping with the character of the area and had a better appearance in the landscape
- It has better connections with surrounding open space

There were some concerns expressed about comfort in hot weather and the greater walking distances involved (particularly for elderly people) in the comments the open street style option.

Some stakeholders felt the “mall-based’ centre would better accommodate the needs of older people in the area and its smaller footprint would allow for more open space. Respondents also indicated that other favourable aspects of the mall based scheme were comfort, more shops and tried and tested model. What was least liked about the scheme was the mediocrity (just another mall) and incompatibility with the character of the area.

Phase Two also included a Youth Consultation Session which was held on Thursday 13<sup>th</sup> May 2004. At the workshop the group was asked to consider the following question - “What do you think will make the new Bay and Basin District Centre a great place for young people?” Their responses can be summarised as follows:

- Placing an emphasis on maintaining local biodiversity and ecologically sustainable development
- Embracing and providing resources for youth culture
- Providing a reliable, effective, frequent and affordable transport system
- Ensuring a diversity of facilities and shops to cater to the community
- Providing opportunities for youth employment and training
- Creating a relaxed, coastal open and supportive community
- Providing for the expansion of recreational facilities

For further details on the Youth Consultation Session see Appendix D.

In addition to ongoing discussions with the Jerrinja Local Aboriginal land council, a specific briefing for other local Indigenous groups was held on 13 May 2004. A number of groups and individuals were invited to participate. Representatives of the Wreck Bay Aboriginal Community Council, the Dharwal Housing Corporation and the Shoalhaven Area Consultative Committee attended.

Discussion at the meeting focussed around the following issues;

- Training opportunities for indigenous people within the District Centre
- The possibility of commercial opportunities for Indigenous business in the District Centre
- Maintaining ecological corridors to the National Park
- To continue discussions with Stockland regarding their participation in the National Indigenous Employment & Training Charter
- An agreement to furnish the Wreck Bay Aboriginal Community Council with summaries of the supporting documentation during the exhibition period

### Phase Three Summary: Preferred Planning Option

From the feedback received it appears that there is broad support for the preferred option as shown on the day, with around 65% of respondents generally approving the proposal. Around 20% of the respondents expressed their opposition to the proposal.

Reasons for support included:

- The need for more employment opportunities in the area.
- The need for shopping diversity and choice for local residents.
- The need for a range of housing types to be provided in the area particularly affordable housing.
- The scheme as depicted appeared to achieve a satisfactory balance between providing additional residential, commercial and community accommodation and preserving the important environmental and visual values of the site.
- A very positive response to the proposed design guidelines, building types and approach to retaining significant vegetation.
- The landscape design focussing on natural features, endemic vegetation and a network of publicly accessible pedestrian and bicycle paths.

Where reservations were expressed these were focussed on the following issues:

- The adequacy of measures to ensure minimal environmental impacts, particularly water run-off into the wetlands and the Bay.
- The adequacy of social infrastructure and community services for the existing population let alone any additional new residents.
- A large number of people felt that the design guidelines if they can be implemented and adhered to, will avoid the "Shellharbour syndrome" which is not at all appropriate to Jervis Bay. However they expressed concerns about how binding the design guidelines and vegetation preservation covenants can be and how they will be enforced.
- There were significant concerns regarding the uniformity of building types near the Leisure Centre and the potential for negative social impacts to arise from this.
- Concerns around functioning of roundabout (notably the fifth leg) and potential traffic increases.
- More needs to be done to improve public transport.
- The highway intersections may need upgrading.
- Safety concerns about sections of Jervis Bay Road along the site frontage.
- It is necessary to ensure that the parking lots and commercial centre have a low visual impact.
- It is important that the District Centre has a community focus as well as commercial focus.
- Concerns about possible impacts on existing retailers in the area.

Where people were opposed to the proposal the most frequently cited reasons were as follows:

- Development of the site as a residential and commercial precinct is incompatible with the environmental sensitivity of the area.
- Loss of habitat and threatened species.

- The capacity to ensure proper ongoing management of environmental mitigation measures particularly water treatment, APZ and designated environmental zones.
- Lack of infrastructure and services to support any increase in population.
- The extent of the development and the increased population compromises the existing easy going, non-urban character of the Jervis Bay area.

Written submissions were also received from The Vincentia Ratepayers and Residents Association and Native Animal Network Association.

Feedback from the meetings with local Stakeholder groups in Phase Three included:

#### Ecology

- In the recommendations of Colin Bower's report – greater clarity is needed about the exact pollinator distances required
- Proximity of adaptable higher density housing to the orchid conservation zone
- The orchid zone is a good initiative but the proposal can't neglect the needs of other threatened species

#### Hydrology

- The adequacy of the capacity of water retention and treatment systems
- Concern regarding increased and/or decreased water flow into wetlands

#### Planning

- If DA approval is through Stockland and Council: what is the extent of Stockland's power to enforce vegetation and design covenants?
- Is there any view on the proportion of purchasers who will be owner-occupiers
- Site management issues
  - Funding
  - Ongoing management
  - Section 94 contributions
  - Southern Rivers CMA should be on the management trust

#### Community Facilities

- The location of Library near the Leisure Centre or District Centre raises the issue of distances between facilities

#### Traffic

- Traffic impacts deriving from the development
  - Queuing
  - Traffic lights – effect on flows and timing of operation
  - Traffic projections
  - Capacity / traffic effects on Naval College Road
  - Fifth leg on roundabout seems an unwieldy solution.

#### Design, local character

- Concerns regarding the concentration of adaptable higher density housing types in the area adjacent to the leisure Centre.
- General support for design guidelines, concern regarding previous developments
- Covenants / agreements with new residents – question of strength of agreements, enforcement over long-term
- Character / feel of the area

- potential for similar housing designs on one street may lead to uniformity
- Will development controls extend to colours and brickwork

#### Other

- Ongoing concerns about encroachment upon an area that is identified as environmentally sensitive.
- The visual amenity along Naval College Road is diminished if we are to look at a car park and rear of shopping centre. A vegetation buffer is required.

#### Consultation with Indigenous landowners

Throughout this process there has been a series of meetings with the Jerrinja Aboriginal Land Council and the Jerrinja Wandianian Community. Much of this consultation has surrounded the Indigenous heritage study for the Coastal Village and District Centre site. Other issues raised in discussions with the traditional owners of the site include the following:

- Involvement of Jerrinja people in seed collection, revegetation and APZ management
- Training programs for young Indigenous people in the District Centre.
- Appropriate recognition of Indigenous owners and indigenous perspectives of the land in the site interpretation strategy and landscape signage.
- Jerrinja representation on the Land Management Trust.

There is a commitment from Stockland to ensure ongoing consultation with both Jerrinja groups on these matters as the project progresses.

## **Appendices A to D**

# **Vincentia Coastal Village & District Centre Planning Process**

## **Community Consultation Outcomes Report**

## **Appendix A**

# **Phase One Community Consultation Report**

**on**

# **Future Planning Options for the Vincentia Coastal Village & District Centre**

**Prepared for  
Stockland  
by  
Elton Consulting**

**October 2003**

# Introduction

The initial Community Information & Feedback Session was held on Saturday 21 September 2003 at the Vincentia High School Gymnasium. The session is the first in a series of ongoing consultations that will be undertaken with a range of stakeholders and members of the Bay & Basin community.

Details of this consultation were advertised in the local press prior to the event. A number of posters were placed around the Town Centre and in the community facilities. 7000 flyers were distributed to dwellings within the Bay and Basin area. Letters of invitation were sent to all landholders immediately adjacent to the study area. Approximately 300 people attended the session with 280 people registering on the attendance list.

From the 25 September the material on display at the Community Information and Feedback Session was made available on the project's consultation website [www.elton.com.au/talkvincentia/](http://www.elton.com.au/talkvincentia/).

The consultant team for the project comprises:

## **Project Management**

Martin Wells      Forbes Rigby  
David Maxwell      Riverview Group

## **Masterplanning**

Clive Alcock      Annand Alcock Urban Design

## **Landscape**

David Martin      Clouston Associates

## **Bushfire Management**

Rod Rose      Bushfire and Environmental Services

## **Ecology**

Dominic Fanning      Gunninah Environmental Consulting

## **Environmental Peer Review**

Dr Alison Hunt      ERM

## **Traffic, Pedestrian & Cycle**

Bruce Masson      Masson, Wilson & Twiney

## **Indigenous & Non Indigenous Heritage**

Mary Dallas

## **Water Sensitive Urban Design and Flooding**

Paul Nichols      Forbes Rigby

## **Geotechnical Services**

Richard King      Network Geotechnics

# Introduction

## Statutory Planning

Graham Rollinson Martin Morris & Jones  
David Hartmann Forbes Rigby

## Commercial Architect

Steve Blaxland  
Mike Fairhurst  
Don Maseh B + N Group

## Hydrogeology

Belinda Ingpen ERM

## Community Engagement

Brian Elton  
Michael Barrett  
Brendan Blakeley Elton Consulting

## Proponents:

### Stockland

Paul Hedge  
Mark Attiwill  
Christine Hogg  
Tony Gilchrist

### The Stevens Group

Kelly Miller  
Graham Charles

## Consultation format and purpose

A series of boards illustrating and describing details of the site and draft principles to developing the commercial and residential components of the project were on display. Throughout the session the members of the consultant team were available to answer questions from the attendees regarding the material presented.

The various responses received throughout the consultations will be used by the consultant team to inform them of the range of community views that may need to be addressed when planning for the Vincentia Coastal Village and District Centre. It is important to note that this report:

- Does not in itself make any recommendations regarding the direction of future planning for the Vincentia Coastal Village
- Cannot be construed as being statistically representative of opinion within the Bay & Basin Community
- Simply collates all the feedback from community members who participated in the first consultation

103 feedback forms were received by Elton Consulting. Two forms expressed blanket opposition to the proposal. The remainder of the feedback received follows.

# 1. What do you like most about living in the Vincentia area?

The answers to this question provide an insight into what the local community values most about their area. The following points summarise the most frequently raised responses:

- Quality and beauty of the natural environment particularly the coastline.
- Quality of life
- Casual and unhurried lifestyle
- Low level of population
- Accessibility to clean water, uncrowded beaches and bushland.
- Peace and quiet
- Low density development

## Resident of the Bay and Basin area (please name town or village)

### Vincentia

- Peacefulness, quietness, friendliness of people generally
- The beauty of the area. The quiet peaceful lifestyle and the general friendliness of its inhabitants
- The views of the bay and being involved in activities within the community
- The natural pristine state of the bay and surrounding forests. The relaxed lifestyle and lack of development
- Clean, relatively unspoiled environment, low population density, proximity of national parks, beauty of Jervis Bay and its beaches
- Quiet Seaside Atmosphere, casual, low density
- Proximity to magnificent beaches, bushland and waterways
- The uncrowded beaches, the clean waters of Jervis Bay and the bushland
- The water
- I have just moved back to Vincentia after 18 years. We like the lifestyle but had to leave because of lack of work for my four sons. We are hoping your development will improve quality of life in the area
- Clean air and clean environment eg beaches, not too much traffic (except Christmas holidays)
- Quiet and peaceful environment, mild climate
- Relaxed atmosphere, low key developments, no McDonald's etc
- Access to waterways and parks – quiet lifestyle away from busy streets
- Clean air, open spaces, beach
- The peace and beauty of the area
- The natural environment, unspoiled by over-development
- The bay's quiet surroundings and clean air
- The moderate climate
- The largely undeveloped beaches of Jervis Bay
- Scattered and low density housing (no urban consolidation)
- Adequate areas free of traffic congestion
- Availability of beaches, walking paths and environment
- Being close to the coast

# 1. What do you like most about living in the Vincentia area?

- Beach area, openness, quality of life, quietness, walkways
- Clean air, community, social activities, low noise, plenty of parking space, village atmosphere
- Natural environment, gorgeous ocean, smells fantastic, i.e. Very little pollution
- Living close to nature, living in a clean, unpolluted environment living free of traffic & traffic lights and noise
- Bushland, plenty of walking areas, beaches, quality of life
- The natural beauty of the area, the fact that Vincentia is not commercialised with the usual MacDonalld's, Woolworth's etc. Unspoilt bushland, flora & fauna. Peace, quiet, less population
- Quite , peaceful, natural beauty
- Relaxed, quiet coastal environment. No traffic lights or congestion. Room to move about (including the freedom of local fauna to move around the area without too much human intervention)
- Clean bay, low density, no high rise. Availability to foreshores, bush setting away from civilisation
- Relaxed feel to the whole area
- It is a peaceful rea where you can retire from Sydney. We came here to get away from the rat race (63)
- The natural beauty of the very sensitive environment. The unspoilt area, eg Summer Cloud Bay are an example to all
- Environment
- A very relaxing place to live
- Lifestyle / beaches / environment
- Progress
- The nice location and living near the beach, and I'm close to the footpath near the water. It's quite except at Christmas when the tourists 'get busy'
- The natural feel and atmosphere of the Jervis Bay area. Small population and village that comes with that
- Already Vincentia is too busy, we would like it to remain as it is with no more development
- Quiet, peaceful, natural beauty
- The quiet village atmosphere, the unspoiled Jervis Bay Clean Waters
- Access to beaches, small population, pleasant climate, friendly people, clean beaches, marine park in Jervis Bay
- Paradise! Particularly the natural focus e.g. low scale development. Vincentia has "city" thinking in a village atmosphere
- The good friends that I have made, the beauty of the Bay and the leisurely life style
- The village community – it is not big, it is not overdeveloped and is not strip development
- The casual and peaceful lifestyle, there are no huge blocks of home units although some are getting development approval; some councillors will have to go. There are plenty of beaches and open space

## Sanctuary Point

- The quietness and friendliness of everyone
- Unspoiled
- Close to nature – water, bushland, birds and animals. Friendly people
- The availability of beaches, wildlife, native plants, not yet overpopulated or commercialised, and beautiful spots
- The quiet laid back lifestyle

# 1. What do you like most about living in the Vincentia area?

- The pristine beauty of the area having come from Sydney some years ago. The sense of community and safety. The lack of traffic and traffic lights
- Being close to the water, not too many residents (not crowded), quiet and peaceful
- Lifestyle / Beaches / Environment
- The open friendly atmosphere which has been so much a part of this rural area
- I like the way it is at the moment – I do not feel we need corporate stakeholders coming into our suburbs and raping land for the almighty dollar
- Bushland environment, walking access
- The proximity of national parks. The mostly unspoiled nature of the area and its flora and fauna; the beauty of our clean waterways and beaches; the gradual improvement from holiday / rental properties to permanent residential properties
- The trees, the bay and the relatively unspoilt nature of the town. No high rise, no big shopping malls and the amount of housing that is there now
- The area is very nice, but we need good shopping. Also in the housing, I would like to see facilities for older people near the shopping centre
- I have lived in Sanctuary Point for five years with my kids and husband. We love the basin waters and the clean beaches and beautiful white sand. To me it is the most magnificent place to live in. The kangaroos and lorikeets are spectacular, I must mention the tall ghost gums
- It's natural beauty and peacefulness. The lack of incompatible developments. The limited population

## St Georges Basin

- The relaxed atmosphere, native flora and fauna
- Relaxed lifestyle, beautiful surroundings
- Country feel, local traffic, wonderful wildlife, birds, animals, plants, family near by, beaches, far from the hustle and bustle of Nowra, peace and quiet, local traffic
- Attractive environment, lack of stress, less people, affordable land, low volume of traffic, no queues
- Quiet, friendly, country lifestyle, generally not much traffic, close to bushwalks National Park and Beaches
- Fresh unpolluted air, easy access to national park, plenty of occupation i.e. tennis, golf, etc
- Coastal village lifestyle
- Relaxed lifestyle, social activities to suit all interests
- The high proportion of open spaces
- The quit, relaxed living. The green trees, etc. Single storey houses. We left Sydney & the rat race  
Relaxed atmosphere. Native flora & fauna

## Huskisson

- The natural beauty of the area
- The bay because the council / developers haven't made visual pollution as with overdeveloped / ugly / housing / commercial e.g. BI-Lo, where there are no amenities

## Old Erowal Bay

- The natural environment, the lack of crowds except during holidays, the proximity to national parks. The lack of big development, shops, parking lots.
- Peace and quiet and not much vandalism

# 1. What do you like most about living in the Vincentia area?

## Tomerong

- The lack of large scale development spoiling the natural beauty

## Hyams Beach

- The lack of overdevelopment that can be seen on the North Coast. Good access to facilities, beach, bush

## **A resident and Business Operator or commercial property owner in the Bay and Basin Area**

### Vincentia

- The natural environment
- Low key small village feeling
- Village & community atmosphere, not crowded & suburban
- Beaches, small villages, no big shopping centres
- The beaches and bush walks, no high rise on foreshores

### Sanctuary Point

- Close to water, friendly people
- The current amount of forested areas = valuable asset. The already adequate and appropriate level of shopping centres. The currently clean, and healthy bay and basin waters
- Peaceful, no traffic lights, water views, close-knit community

## **A resident and other stakeholder (organisation etc)**

### Vincentia

- *Member of Bay and Basin Community Resources Inc (BBCRI).*  
Coastal lifestyle, sense of community
- *Member of Vincentia residents and Ratepayers Association.*  
The village atmosphere and natural surrounds – the bay and national parks. The availability of adequate shopping and entertainment

### Hyams Beach

- *Member of the Hyams Beach Villages Association.*  
Peace and tranquillity, natural environment
- *NSW Police Local Area Command.* Climate, Beach, Pristine Jervis Bay, Forest, Fauna, Space, beach-style housing, timber, fibro, tin roofs, lack of fences, being able to see and walk through adjoining neighbours properties i.e. No boundaries which encourages neighbourliness and beach philosophy and lifestyle.

### Sanctuary Point

- *Member of Bushcare Group and Lady Denman Museum*  
Natural Environment, strong feelings of community. Friendliness of residents and business people  
National Parks User  
The access to several major National Parks to the beaches of Jervis Bay, to St Georges Basin, the current level of population, the relaxed environment

# 1. What do you like most about living in the Vincentia area?

- *Employed in community service*

That the area is open and remains relatively unchanged. We came here because of this and like the quiet, simple way of life

- *Member of Anglican Church and Foreshores Group*

Open spaces – green, trees, bush, playing fields, golf courses. Lack of traffic outside of holiday time. Relaxed atmosphere. Wildlife. Native Fauna and flora. Village development. Excellent beaches and watersports

## Erowal Bay

- *Member of Erowal Bay and District Progress Association*

Pristine conditions, fewer people, space and larger blocks, community environment, peace, flora and fauna, village life

## **A resident and owner of a holiday house / weekender / rental property**

### Vincentia

- Friendly atmosphere. I am a name, not a number. Feel safe around shops, parks etc. Not so much at night these days – used to
- The trees and space between houses, weather views, shopping although Bi-Lo could do with some competition
- Open access to public recreation with a minimum of crowding with people
- A nice coastal area, natural parklands, clubs and schools. Minimal traffic problems

### Sanctuary Point

- The clean, peaceful, beautiful environment
- The beauty of our natural habitat, clean air, bushland and country living
- Compared to Castle Hill (1969-99) this area is a rural paradise (ocean, beaches and basin). Life is tranquil, shops and people are friendly, traffic is not a problem in comparison. Shopping is adequate and you will improve it hopefully. I've driven around Australia, but Moona Moona Creek is hard to beat

## **An owner of a holiday house / weekender / rental property (please circle)**

- Less traffic, not many immigrants
- Community feeling, bush and wildlife, clean air, clear water and beaches
- The bush

## 2. How would you like this area to be in ten years time?

This question affords an insight into the respondents' aspirations for the future character of the Bay and Basin area. The following points were commonly raised in response to the above question.

- Very much as it is now
- Improved services
- Safe
- Quiet, "laid –back" and peaceful
- Unique natural environment is not degraded
- Not like Shellharbour or the Gold Coast
- Thriving coastal township with employment opportunities for young people
- Improved police, emergency, medical and social services
- Quality services for older people.

### Resident of the Bay and Basin area (please name town or village)

#### Vincentia

- The same as it is now
- Very much as it is at present. I feel that the 800 odd new homes would tend to spoil the "village" atmosphere that now exists
- Id like it to be a well planned, safe area for families to live
- Natural environment conserved and any heritage value maintained so that the area will be an important tourist destination providing for economic growth in the area
- The natural features preserved – avoidance of high density population development – preservation of natural vegetation, minimal impact upon Jervis Bay
- Relaxed, quiet, low density but updated for times
- Magnificent natural features to still exist
- The same as it is now
- No significant development on the waterfront i.e. high rise apartments, but I agree we definitely need better shopping facilities
- A thriving coast township able to offer employment for our young school leavers and everyone, but also keep the same peaceful environment
- Development to take consideration of clean air and the environment and traffic
- With additional facilities (shops, playgrounds etc) improved roads with footpaths, kerbs and guttering
- Much the same plus improved local shopping
- Not over developed so that habitat is ruined and boats don't take over all waterways. A community that can live and work together in harmony
- Clean air, open spaces, beach
- Still peaceful and beautiful even if shared by a greater number of people
- To have progressed in a short time
- Much the same as it is now. A natural growth, but not a massive increase in population through over-development

## 2. How would you like this area to be in ten years time?

- Vibrant, forward thinking, community minded, employment for local people
- After completion of your coastal village to stay like it is now
- Largely unchanged
- New houses to be built away from the shoreline
- More facilities for entertainment and recreation
- To have quality shopping facilities that are architecturally pleasing
- More kerb and guttering, footpaths, roads, better and varied shopping facilities
- Better serviced by public transport, medical services, not commercial like Shellharbour
- To stay the same, not to change. Not to become overdeveloped by tourists or tourism! To set aside more bush areas and nature reserves in the area so it stays the same pretty location! For the wildlife animal!
- The environment should be preserved at all costs. Development needs to be very conscious of preserving this
- The same as it is now
- The same but more permanent residents and less holiday homes
- The same as it is now
- Similar, although better health and child care services would be good. Better library. More recreational opportunities for youth
- There needs to be rationalisation of previous haphazard planning. Not too much bigger, but emphasis on the Bay for passive recreation. Keeping commercial development centralised and low impact
- Much the same as it is now
- I would like this area to be more environmentally aware
- There will of course be more homes as the area is expanding, we really do need more shopping facilities an ambulance station, a fire station, a medical centre and I hope eventually a small private hospital to service our aging community

### Sanctuary Point

- More shopping centres but not too big, more work for the young people even perhaps a uni for them
- Still unspoilt
- A few more shops and houses with a sensible and sustainable approach to the environment and a better bus service
- Improvement of Public Transport
- Keep it simple. We don't want another Gold Coast
- A showpiece of what can be done in an area by careful consideration of human needs and keeping the environment as clean and healthy as possible. No high rise or ghettos
- Hopefully not too crowded, but have the facilities needed to sustain a fairly large community. Shops, buses, and unemployment are of unsatisfactory levels at this time. I would like to hope these issues are resolved in future years
- Sympathetically developed so that the above advantages over city / suburban living is not lost and changes like those that happened at Shellharbour do not occur in this area
- Exactly as it is now
- Not commercialised, and not like Shellharbour. Better services i.e. medical, transport, and shopping facilities

## 2. How would you like this area to be in ten years time?

- A safe area in the evenings and nights for everyone. Good Lighting. Stronger police presence. Better transport, and additional top class infrastructure that will entertain and challenge our youth. A police Station at Sanctuary Point
- Exactly the same
- The same as it is now. I chose to live here because I hate crowds and busy places. Otherwise I would live in a city
- Better managed physical environment, more considered housing development, more bike tracks, housing which fits with the environment (eg. Colour, shape, energy & water)
- With a growing population we need services, adequate shops and meeting places. But not if it means high density living and high rise buildings
- Not too commercialised. Better service by improved transport.
- The same
- The same but more permanent residents and less holiday homes
- The same (which I know is humanly unrealistic – people being what they are) because development ultimately means urbanisation (which my family moved here to escape from). I earnestly fear this area is to be 'loved to death' by sheer weight, and no amount of clever planning will change this fact, especially while lucrative profits are involved)
- Very similar to what it is now, but with improved commercial / shopping facilities
- No multi-storey (above 3 levels) on the foreshore
- Not to get like Sydney
- A thriving eco-tourism destination where our youth can gain employment in the area
- Same
- I would like to see more amenities in this area, i.e. more shops, doctors surgeries
- Vibrant, forward thinking, community minded, employment for local people
- More population, well planned and more shops, only not at tourist prices
- A vibrant easygoing, colourful, fun-loving place which it already is. I think the development would add much more character and charm to this fabulous coastline I call home
- As attractive as it is now without unsustainable and ecologically damaging development

### St Georges Basin

- Relaxed and beautiful surroundings
- I feel that there is no need to change the area. The above is what attracts people here as locals and tourists
- Balanced infrastructure with the level of development. More service oriented council, limited growth in population, increased property values
- Basically the same, with a few more shops and doctors and better designed shopping areas in the adjoining suburbs i.e. Sanctuary Point, St Georges Basin. A 2 storey height limit on foreshore development and definitely no high rise anywhere in the Bay and Basin
- Not too much change please – we appreciate the area has to grow – but hope not too much
- Similar to present with additional public facilities to cater for the expanding population
- Not overdeveloped. Good public transport system. Improved roads with Kerb and guttering in all residential areas
- Much the same as it is now
- Better access & roads. Not another Bateman's Bay. Single storey houses & recreational areas

## 2. How would you like this area to be in ten years time?

### Huskisson

- Is it too late? Probably with council

### Old Erowal Bay

- Not much different! The integrity of the environment must be maintained. I don't want more traffic, houses, shops. Development does not mean progress.
- Much the same

### Tomerong

- Like it is now, (preferably like it was 10 years ago) in terms of development – should be small scale and low key to reflect the nature of the area

### **A resident and Business Operator or commercial property Owner in the Bay and Basin Area**

#### Vincentia

- Bushland – for everyone to enjoy!!
- As is. No large centre as proposed. This centre should be considered – westwards – towering – basin view area
- The same atmosphere
- Same. The shops we have are modern. We will probably need this complex in 10-15 years but not yet
- Planned progress with community input

#### Sanctuary Point

- Jobs, good roads, shopping centre, marina
- Without the proposed residential development on Naval College Road
- Like Ulladulla – good roads, jobs for kids, industry etc

#### Hyams Beach

- Much the same tasteful development required. Need greater choice for Schools, more cafes and restaurants for tourists. Increased diversity of shops. Would like still to be a bush setting

### **A resident and other stakeholder (organisation etc)**

#### Vincentia

- *Member of Bay and Basin Community Resources Inc*  
Vibrant community with enhanced social, ecological and economic values
- *Member of Vincentia residents and Ratepayers Association*  
Much the same allowing for some additional housing and infrastructure improvements

#### Hyams Beach

- *Member of the Hyams Beach Villages Association, President*  
Still the same, i.e. casual low key village style living in a beautiful coastal environment with trees and wildlife.
- *NSW Police Local Area Command*  
Retain natural environment features.

## 2. How would you like this area to be in ten years time?

See improvements to Princess Highway and Jervis Bay Road to minimise risk of fatal and serious motor vehicle crashes.

Additional policing facility and new Police Station – located adjacent to this proposal, operating 24 / 7

### Sanctuary Point

- Member of Bushcare Group and Lady Denman Museum
- Retaining all the features of the natural environment
- Employed in community service
- Open natural area
- National Park User
- Have improved public transport, increased local accessibility to police, a mix of population e.g. elderly, middle aged, young. A population level that does not overwhelm facilities such as recreation, roads environment etc.
- Member of Anglican Church and Foreshores Group
- Similar to now with good Buffer zones between each village and well developed roads so that no road takes all of the traffic (especially if it has developed).
- Domestic housing well prior to new development. We all came here because it wasn't a big city, so don't turn it into one please.

### Erowal Bay

- *Member of Erowal Bay and District Progress Association*

Much the same as it is now – not degraded, eroded and crowded by huge developments

### **A resident and owner of a holiday house / weekender / rental property**

#### Vincentia

- Nobody wants change, but progress has to occur. Especially for the young school leavers and 40-60 yr old age group for jobs, if they wish to stay here. So the supposed TAFE and the likes of your development will have to happen but I hope not much more! So long as we could be independent of Nowra
- Definitely not like the Shellharbour area and housing
- Still able to reward with sighting of yellow-tailed black cockatoos, leek orchids etc

### Sanctuary Point

- Self-sufficient in jobs, shops, etc
- The same as it is today, there are not many areas that native animals and people can live in together
- It's hard to improve on, but I wish I didn't have to drive to the station or Bomaderry where leaving a car is risky. I'd like fewer kids without jobs (maybe your development will help). A 24 hour Police Service, local fire a station and ambulance – Nowra is too far in an emergency
- Functional housing & shops, not overpopulated. Parking access must be provided at all costs, to all areas. Parking must be considered by the developer. Street widths must be considered

### **An owner of a holiday house / weekender / rental property**

- Better public transport, some new housing in line with the feeling of the area (not too much medium density), continued clean air, beaches and wildlife

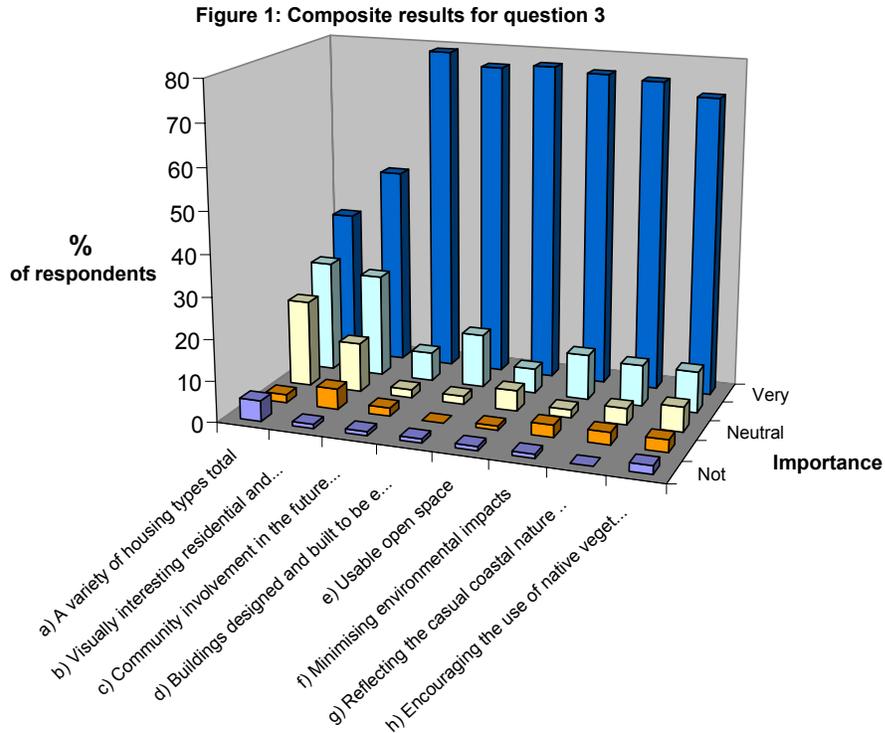
## 2. How would you like this area to be in ten years time?

- The bush preserved

### **A visitor to the Bay and Basin area**

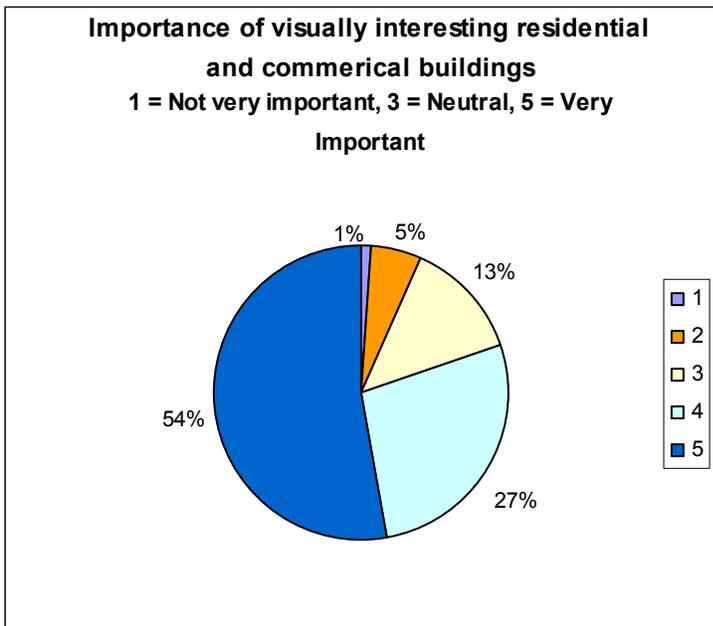
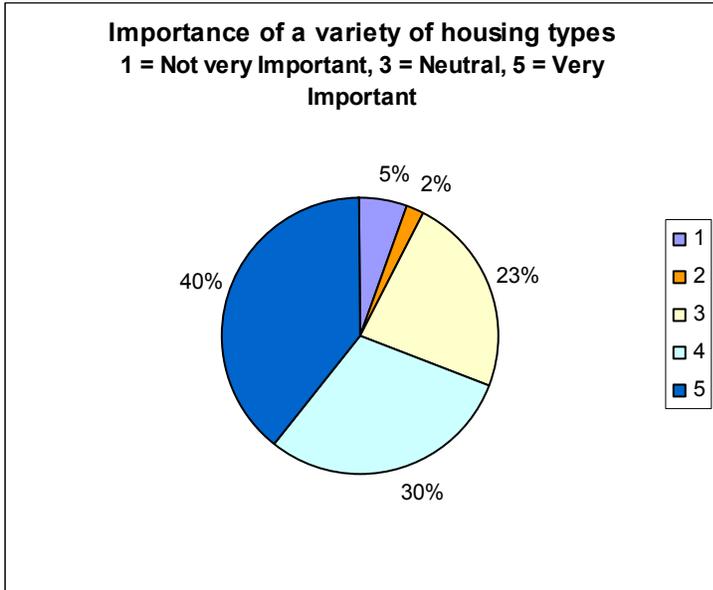
- With much of the existing bushland still *in situ*

**3. How important are the following to the planning of the Vincentia Coastal Village & District Centre on a scale of 1 (not at all important) to 5 (very important).**

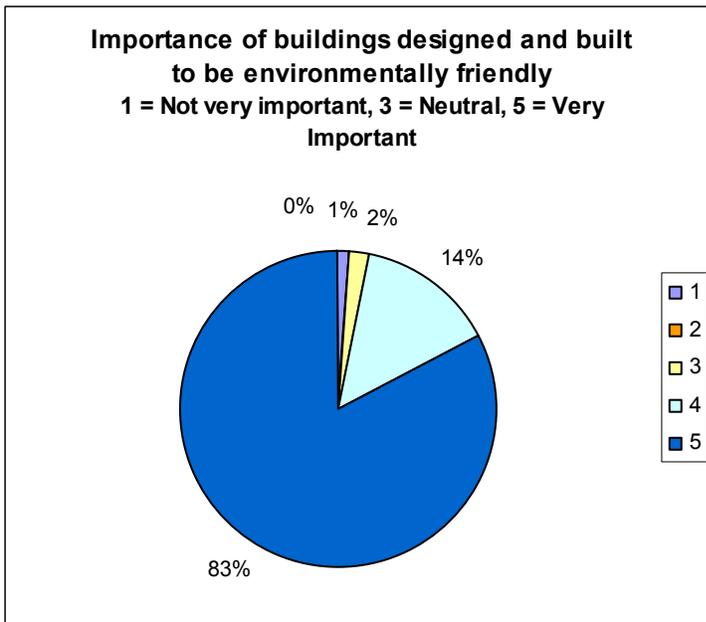
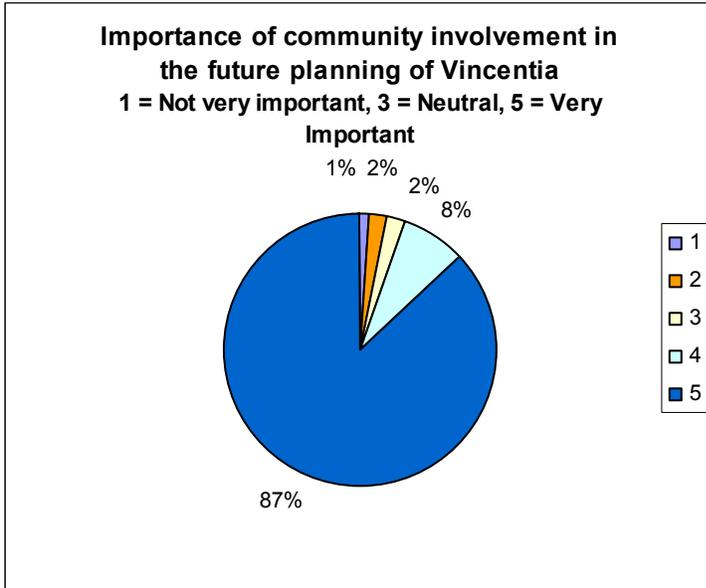


<b>Results Array</b>					
	<b>Importance</b>				
	<b>Not</b>	<b>Neutral</b>			<b>Very</b>
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a) A variety of housing types	5	2	23	30	40
b) Visually interesting residential and commercial buildings	1	5	13	27	54
c) Community involvement in the future planning of Vincentia	1	2	2	8	87
d) Buildings designed and built to be environmentally friendly	0	1	2	14	83
e) Usable open space	1	1	6	7	85
f) Minimising Environmental Impacts	1	3	2	12	82
g) Reflecting the casual coastal nature of the area	0	3	4	11	82
h) Encouraging the use of native vegetation	2	3	6	11	78

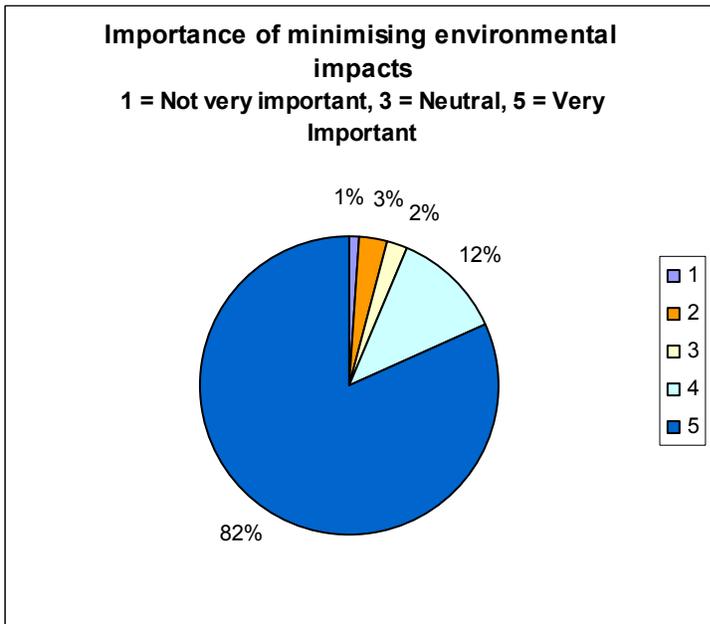
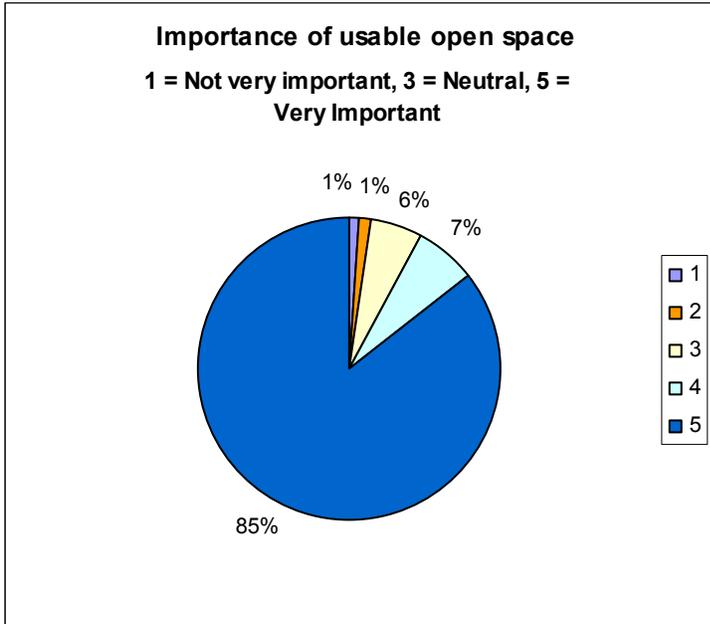
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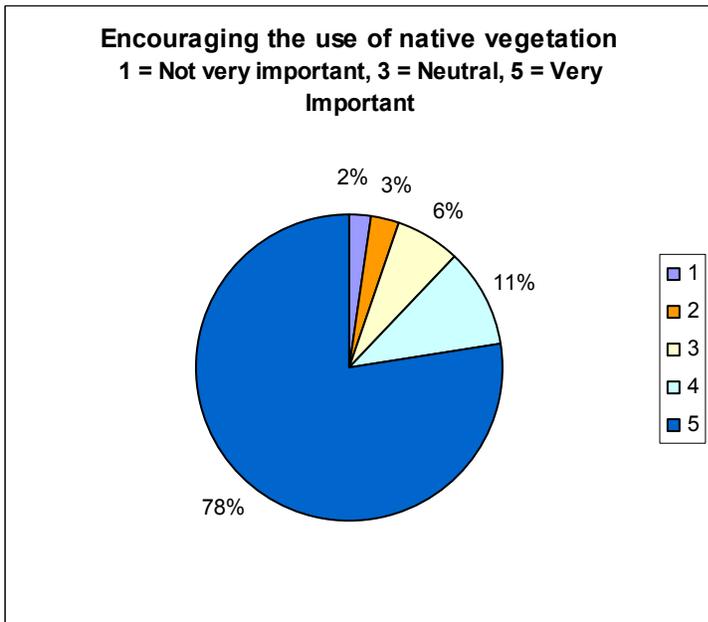
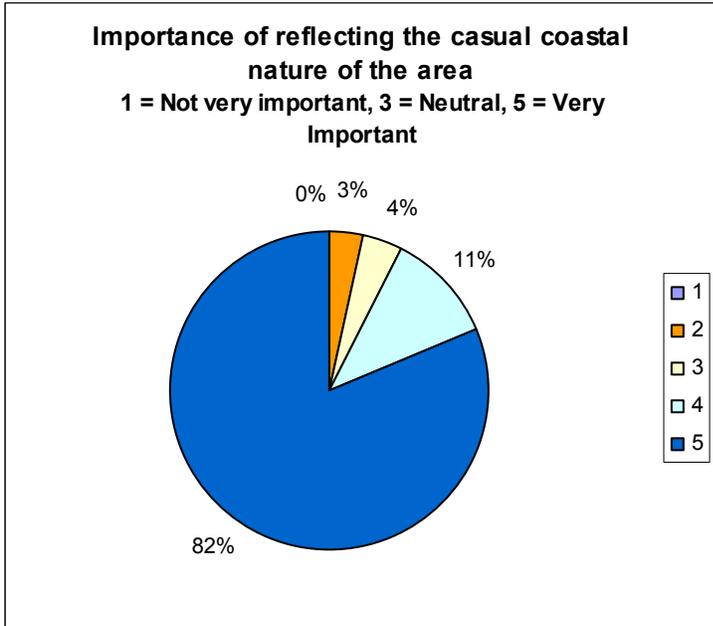
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#### 4. In order of priority what do you think are the top three key issues that need to be addressed by the team when planning for the future Vincentia Coastal Village & District Centre?

The most commonly identified priorities for future planning were:

- Improving traffic safety and road access throughout the Bay and Basin area with a particular emphasis on upgrading Jervis Bay Road
- Improving public transport
- Not compromising the environmental integrity of the area.
- Good quality and innovative housing
- Blending the new development in with the area
- Maintaining separate villages
- Bush fire management
- Maintaining the unique nature and peaceful ambience of the area.
- Improving access to services particularly medical services and services for the aged
- Low profile unobtrusive buildings
- Addressing the long-term implications of development
- Retail variety and choice
- Retention of vegetation
- Incorporate environmental sustainability measures into design of buildings and open spaces.

Resident of the Bay and Basin area (please name town or village)

##### Vincentia

- Public Transport; Road Maintenance ; Disabled Transport
- Public Transport – a very real problem ; If this project goes ahead there will be a very real need for a Hospital in the area, extra police etc ; Up grading of all roads and providing many other accesses to the Pacific Highway
- Consider the impact on the original centre; Careful planning of transport and roads ; There will be a lot of upheaval during the building of this coastal village and centre. Make it a worthwhile addition to the lives of inhabitants
- Not to develop the current site but retain as a wildlife corridor in its natural state for tourism ; To develop the already downgraded area e.g. Sanctuary Point ; Not to create a ‘hub’ where vehicles are necessary, should be in walking distance of current development
- Design to incorporate latest water and energy saving techniques ; Sewerage and waste water to be fully treated with no disposal of water in Jervis Bay ; Development site to be fully constrained and not overflow into the surrounding area – avoidance of ribbon development
- Casual coastal lifestyle is maintained and not crowded and over-populated ; Height restrictions maintained – no high rises and limitations put on size of buildings ; Maintain environment and improve where possible the existing environment
- Planning for the long term so that in 5, 10, 20 30, 50 , 100 years on we can say “wasn’t that well done”; Minimising negative effects on the existing environment (natural and man-made human environment) ; Existing infrastructure needs to be improved to cope with increase in population

#### **4. In order of priority what do you think are the top three key issues that need to be addressed by the team when planning for the future Vincentia Coastal Village & District Centre?**

- Foolproof designs to avoid impacting or damaging wetlands and the Jervis Bay National Park .
- A good variety of shops ; Low level of buildings so as not to obstruct views ; Quality and innovative housing
- Traffic Flow and easy parking, wide streets ; Pleasant design to fit in with the area ; Build shopping centre and develop open areas as soon as possible
- Keep the environment clean ; Keep traffic on main road to a minimum ; Meeting needs of strollers, wheelchairs
- Sufficient playgrounds for children and teenagers ; Additional police resources, full time ; Nature corridor for wildlife through new development
- Maintain the current holiday atmosphere ; Employment opportunities locally ; Traffic Management
- Native Plants and animals – coastal protection ; Fire hazard control ; Traffic and Road safety
- Open plan village like shopping centre ; Blends in with surrounding area ; Medical Centre
- Access to the area from the Princes Highway (Naval College and Jervis Bay Road) ; The safety of pedestrians and traffic using the access roads ; Congestion and speed of traffic outside the two schools
- Progress – I am not against progress ; Fire hazards
- Preservation of the natural environment and its flora and fauna ; Preservation of the character of the village
- Environmental / Cultural Impacts ; Roads and Local Infrastructure ; Impact on local small businesses
- Sewerage ; Traffic ; The small size of building sites
- The proposed development will generate significant road traffic. It is essential to plan access to the site to avoid loss of existing amenity and convenience. The present road access proposals are simplistic and lack vision; The name Vincentia coastal village is misleading. The proposed development is neither coastal nor is it a village ; The adjoining wetlands may provide a mosquito created heath
- Blending with the surroundings in good taste ; Adequate parking facilities and good traffic flow ; Quality and interesting shopping facilities
- Good and varied shopping centre ; Upgrade and straighten up Jervis bay Road ; Better medical facilities with long term doctors
- Transport; Medical services ; Shopping etc, sewerage to be addressed
- Traffic problems ; Having to queue up for necessities ; Holiday resort atmosphere
- Sustainable housing ; Open space, leisure, teenage facilities ; Bike tracks connecting with local suburbs – increased traffic flow is a concern for bike riders
- Jervis Bay is unique place, the creatures of the sea and land and the flora – this is why people live here ; It is of utmost importance to minimise the impact of the development on this fragile balance ; To keep buildings on a low visual skyline profile. People would prefer to see a wider rather than higher building profile. To incorporate soft landscaping and comfortable open spaces where people can stop and meet people
- Roads ; Police station ; Medical facilities

#### 4. In order of priority what do you think are the top three key issues that need to be addressed by the team when planning for the future Vincentia Coastal Village & District Centre?

- Environment - endangered species. Environmental impact study adhered to ; Natural bushland preservation ; Bush fire control, water conservation
- Preservation of existing shopping centres ; Open space and recreation areas ; Public transport
- Preservation of local fauna and flora (including land clearing and road kill statistics, wetland degradation) ; Absolute minimum impact on the local environment (flora, fauna, waterways, land degradation) ; Development only sustainable by existing infrastructures, eg. Road, drainage, sewerage, community facilities
- Low impact ; Open areas for community aesthetics ; Sensible width of roads to allow cars to pass each other plus parked vehicles
- Shopping ; Employment ; Security
- Transport as this is a retirement area ; Invalid parking as most of this population is old age
- Environmental impact on the area; Pollution & traffic concerns eg access that is safe for the 1500 school students across the road
- Endangered species ; Environment ; Planned development
- Open plan medical centre ; Open plan shopping centre ; Coastal type housing
- To set aside areas of parking and open areas. Also to fence off areas for our native wildlife so the bush and beauty of the area does not disappear ; To only have one storey houses, not build 2 or 3 or more storey house developments ; To have public transport close to houses for people who haven't got cars, and the elderly
- Environmental sustainability, community involvement, incorporation of open space and good pedestrian and cycle links
- Preservation of existing shopping centres, open space and recreation areas, public transport
- No traffic lights – use roundabouts, Have buildings set back as far as possible from main roads
- Environmental Impact – minimising fitting buildings into natural setting, native vegetation, must leave the trees; Public services – to grow as population grows, all ages including youth and young children and elderly; Casual coastal area so have buildings which fit with coast e.g. no brick and tile, have colourbond corrugated metal, fibro, hardwood
- No Kellyville, Shellharbour / Homeworld 'transplants'. If necessary, design guidelines or covenants to eliminate neo-classical project homes; Sensitive treatment of bush, mature trees, watercourses; Cutting edge 'green' planning that is environmentally friendly, community friendly and aesthetically sensitive to coastal location
- Keep the bay and foreshores clear of pollution and available to the community; Don't allow high rise buildings to take away our village atmosphere and look; Traffic and roads to be regulated and kept in good repair
- A healthy caring environmentally aware community; limited development; improved public transport
- The shopping / town centre to be only 2 storey buildings (8.5m high) with a dividing corridor of bushland beside Wool Road; the commercial centre to meld into the area and be unobtrusive in design and colour choices; The traffic flow should be compatible with local schools in the same area and playing fields be undisturbed

#### Sanctuary Point

- Safety for School Children ; Footpaths for the elderly and children ; More doctors

#### **4. In order of priority what do you think are the top three key issues that need to be addressed by the team when planning for the future Vincentia Coastal Village & District Centre?**

- Environmentally friendly ; Visually pleasing ; Schooling as there will be an influx of people
- Minimising environmental impact; Visually interesting residential and commercial buildings
- To ensure that the vision and principles does meet the needs of present and future generations are being considered at all times ; Increase of traffic
- Plenty of off street parking ; Off lanes to the complex so the traffic flows freely ; Disabled access to all areas, seating in complex, public toilets, garden areas
- To retain the quality of life that we have here ; Environmental issues ; Not having people living on top of each other – reasonable physical space
- Environmental Issues ; Making sure the shops are what local people want so it doesn't become a white elephant ; Increase in employment by building this village
- The real risk of overdevelopment – with a proposed 850 dwelling development on 112 hectares which includes ready reserves etc – there is a real risk this could happen ; The high concentration of new development adjacent to areas where the intersection is could generate major traffic problems at this roundabout ; The concentration of new development in a pristine nature bush area will certainly affect fauna and flora which exists there
- Find somewhere else to put it ; The environmental and visual impact of such development ; How such a development will ruin such a beautiful area
- Roads ; Medical Facilities; Open spaces
- Could we have a fenced and fully enclosed first rate skate board rink for our older youth, plus an indoor challenge centre ; A community hall for rental for appropriate groups
- Find somewhere outside the Bay and Basin area to built this proposal ; Additional population impacts on the land, community and environment ; Impacts upon small businesses in the Bay and Basin area
- More larger types of shopping centres ; Houses near to large shopping centres for older people; Environmental friendly (shopping developments)
- Façade design and roads/gardens
- Population, impact on ecology, infrastructure requirement e.g. boat ramps, medical, traffic etc, Compatibility with natural beauty

#### St Georges Basin

- Accessibility i.e. transport ; Provision of community services i.e. police, medical and professional suites
- Upgrade existing roads first ; Decent sized blocks of land ; No medium density housing, no flats
- Keeping the coastal atmosphere in tact including the environment ; Services such as transport, good road infrastructure, medical ; Aesthetically appropriate buildings
- Community Service Infrastructure ; Protection of the environment and existing levels of native flora and fauna ; Pressure from Sydney land and house prices
- Do not put the access roads in the complex from Wool Road as traffic flow is congested and because of 40 km per hr school areas ; Retain the natural bush perimeter which exists around the site at the moment – no shopfronts facing Wool Road ; Plan large residential blocks to allow retention of many of the existing trees throughout the estate
- Adequate Schools ; No high rise ; Care of the environment

#### **4. In order of priority what do you think are the top three key issues that need to be addressed by the team when planning for the future Vincentia Coastal Village & District Centre?**

- No light industry or similar! Retail, tourist, public facilities only ; Overpass access to high school (Wool Road) ; Adequate for people with disabilities and mothers with prams for access and parking
- Larger single home building blocks to outside boundary of development for more open visual effect Underground power etc...services.
- If there is to be medium density or small lot development that it be tastefully integrated into other, less dense development ; As this is a relatively large area being developed that advantage be taken for allowing open space which might not be possible in smaller developments
- Roads- access, safety; Residences not close together – 800 square metres, not 500 ; Retaining trees and animals

##### Huskisson

- A central commercial/retail/cultural district for the Bay and Basin area ; Provision of land for an Anglican Church Centre ; Provision of facilities for medical and professional services visiting the area
- Restore public spaces – eliminate man-made; Keep Huskisson Pool open ; Repair and maintain public amenities. Control materials design + plot ratios of all developments

##### Old Erowal Bay

- Environmental integrity of the site must be paramount ; Best practice ecological building such as passive solar design, northerly aspect, rainwater tanks, reusing grey water ; The infrastructure
- The present situation should remain as close as is now ; No massive overcrowding of area ; Ability to park cars (especially for home owners) during holiday periods

##### Tomerong

- Environmental degradation; Economic damage to existing small local businesses; Damage to the social fabric perhaps by destroying their shopping centre.

##### Hyams Beach

- Provision made for parks and open spaces for children to play safely; natural vegetation areas to be plentiful; sufficient community facilities to be provided for the increased population e.g. schools, sporting facilities, libraries, community health centres

#### **A resident and Business Operator or commercial property Owner in the Bay and Basin Area**

##### Vincentia

- The area should be conserved as bushland + planning should be aimed at changing the zoning and incorporating it in the reserve system

#### 4. In order of priority what do you think are the top three key issues that need to be addressed by the team when planning for the future Vincentia Coastal Village & District Centre?

- This development should be moved westward to the Basin View / Tomerong area where the is building up ; This development appears to be sited across the green corridor ; The development appears to be sited in the catchment or the wetland. Findings of Mooni Creek
- Support family (community) lifestyle (Anglican school + church complex – pre-school, children & youth centre ; Medical ; Sporting – scouts, guides etc
- When is it going to happen ; How big the centre will be ; Environmental impact
- Include community facilities ; Traffic lights on The Wool Road ; Security in car park
- Parking off street ; Can our present sewerage system cope, as sewerage is now pumped into Jervis Bay ; All parkland areas to be totally accessible

##### Sanctuary Point

- Shops of importance to local community to stop travelling to Nowra ; Good roads – kerbs and gutter ; Affordable homes and land
- Economic; Social ; Environmental
- The upgrading of all sewerage treatment works and better planning with the waste water ; At least 3 access roads into and out of the residential area ; Fire buffer zones around all areas
- Larger shopping centre ; Affordable blocks of land ; Safe access roads with kerb and gutter

##### **A resident and other stakeholder (organisation etc)**

##### Vincentia

- *Member of Bay and Basin Community Resources Inc*  
Community involvement in planning; Providing appropriate infrastructure, eg. Transport and community facilities; Providing appropriate infrastructure, eg. Transport and community facilities ; Development in keeping with environment and with minimal impact
- *Member of Vincentia residents and Ratepayers Association*  
Infrastructure – sewer, water, roads ; Maintenance of village atmosphere and bushland (not another Shoalhaven); More permanent residents as opposed to holiday houses / holiday lettings

##### Hyams Beach

- *Member of the Hyams Beach Villages Association*  
Natural environment of bush, trees, wildlife ; Low key, low density residential ; Reduce bricks, mortar, curbing, guttering planning attitude in favour of symbiotic existence of humans in nature
- *NSW Police Local Area Command*  
Retention of open space with open areas, space between / in front of dwellings, no high solid fences (max 1m), no high rise (>2 storeys) ; Minimisation of disruption to habitat – retain corridors and pockets; Minimisation of disruption to habitat – retain corridors and pockets

##### Sanctuary Point

#### 4. In order of priority what do you think are the top three key issues that need to be addressed by the team when planning for the future Vincentia Coastal Village & District Centre?

- *Member of Bushcare Group and Lady Denman Museum*

Risk of overdevelopment, crowding of homes. Creating a virtual ghetto down the track ; Danger of encroaching on nearby national park (residents collecting firewood, trail bikes, rubbish) ; Concentration of traffic flow (from school, leisure centre, shopping centre, coastal "village" and possibly TAFE

- *Employed in community service*

Community services ; Do not reproduce another lower end shopping centre ; The housing development is too large and not suitable for the location.

- *Member of Anglican Church and Foreshores Group*

Do not overpopulate the area ; Ensure really good buffer zones between each village don't encourage ribbon development. Proper planning for services such as schools, transport, recreation, employment, police

- *National Parks User*

Impacts on of existing residents. Traffic. Jobs. Noise; Apart from shop assistants, what other job opportunities do you envisage? The next serious bushfire incident will be in 12 – 15 years. All buildings should be fire resistant. CSIRO and rural fire services have specifications; Established bus routes for the future. Not everyone has cars and needs to use paths between properties to gain access to public transport

#### Erowal Bay

- *Member of Erowal Bay and District Progress Association*

Much smaller number of houses than planned number; more consideration given to the nature of this area as it is now; the ability of current infrastructure to absorb such a large influx

#### **A resident and owner of a holiday house / weekender / rental property**

#### Vincentia

- Road and pedestrian safety on Naval College Rd, Wool Rd ; Building height and design – we don't need a surfers' paradise ; Integration with rest of suburb. Not a fenced off new estate
- Medical availability; Schools for growing area ; Shopping and transport
- Don't destroy the natural beauty of the place ; Don't destroy access to the natural beauty ; Don't let it become like the Gold Coast
- Environmentally sensitive, quality development; Future jobs for people of all working ages ; Use of solar power, water retention, re-circulation and pollution control
- More police, doctors, dentists, impact on schools, pre-schools, nursing homes etc; Design of buildings and shops, nothing like Shellharbour ; Environment, parklands, animals and beauty
- Interest and perhaps involvement in my monorail proposal; Services and facilities for the very high population of senior citizens ; An information centre and maybe community hall as a social centre

#### **An owner of a holiday house / weekender / rental property (please circle)**

- Good roads (wide) ; Underground power

#### **4. In order of priority what do you think are the top three key issues that need to be addressed by the team when planning for the future Vincentia Coastal Village & District Centre?**

- Public transport – improve this, roads improved ; Impact on environment – water, sewerage, air ; Facilities – to be included in the existing community, not just for the new housing area

##### **A visitor to the Bay and Basin area**

- Environmental integrity must be maintained, eg. Orchid + habitat must be kept intact; Water runoff and disposal is critical – it must not be allowed to enter Jervis Bay; Traffic considerations must be thoroughly considered, to and from the residential and retail areas. If this site is isolated, how do shoppers without vehicles get to and from the site?

## 5. Can you identify any additional opportunities and constraints for this site?

The following points were commonly raised in response to the above question.

### Constraints

- Ensuring no adverse environmental impacts from the project
- Maintaining threatened species and their habitats
- The adequacy of existing infrastructure, particularly roads and sewerage.
- Poor public transport
- Impacts upon existing retail and commercial activity in adjacent villages.
- Ensuring minimal visual impacts of buildings
- Retaining as much vegetation as possible
- Bushfires

### Opportunities

- Community facilities libraries recreational facilities and meeting rooms
- Services to cater for the elderly
- Services such as schools police etc.
- A medical centre on site
- Provision of accessible and attractive open space
- A diversity of retail opportunities
- Employment opportunities.
- Encouraging use of native vegetation

## Resident of the Bay and Basin area by town or village

### Vincentia

- Childcare, pre-school, Retirement accommodation, hospital
- Would the current schools be able to cope with the anticipated influx of students? Would the current water and sewerage facilities be able to cope with the extra population?
- No
- Retain it in its natural state
- Greening of the development site using dominantly native vegetation suited to the Bay and Basin area.
- Jervis Bay Road will need to be upgraded to accommodate increased traffic movements
- Should be mainly for the community eg library, TAFE, shops etc.
- 24 hour police station
- Sporting, tavern, open space recreation areas, picture theatres, performing arts centre, medical, banks, Medicare office, toilets
- Dangerous road from Junction at Huskisson (needs straightening)
- A community theatre would be good
- Expansion of the leisure centre – perhaps a climbing wall
- A cricket ground
- Medical facilities

## 5. Can you identify any additional opportunities and constraints for this site?

- Family recreational facilities / cinema / ten pin bowling / roller or ice skating. Possible 7 day medical centre in complex
- No high rise buildings, maximum size of building proportional to block size to stop oversized homes on small blocks. Decent width roads in residential areas
- A good park with seating, walkways and pond could be incorporated in plans. We do not have this type of amenity in the area. Shade trees are a must.
- Environmental standards strictly adhered to. Open spaces to be retained
- No
- Constraint – environmental considerations
- Constraint – people ruin flora & fauna
- New community hall large enough for basketball and entertainment
- The site is an opportunity to be a “showcase” for other developers if it proceeds in slow and well-monitored stages. Council’s co-operation in providing necessary additional infrastructures (eg. Jervis Bay road upgrading, waste disposal, traffic management etc) & state / federal government infrastructure (schools, hospital, police, roads etc) is a constraint
- Wetland areas used for open spaces & for local schools to use for training & development & marine studies. To keep this area as a plus to the community and not an overdeveloped ghetto!
- No
- Think about the elderly. Don’t forget that we are the ones who started this off
- Endangered species
- We need better roads in the area. Jervis Bay road is too dangerous, too many bends, too narrow
- Family recreation facilities / cinema ten pin bowling/ roller-skating. Possible 7 day medical centre in complex
- A high fence or walking pathway between the housing development and bush area. Also to keep in mind the disabled people’s needs when building the building and toilet facilities!
- Use of emerging sustainability technology options in buildings and development, like catching and reusing stormwater for irrigation etc. Schemes like Green Square, Newington and Kogarah Town Centre should be investigated for good sustainability options. Constraints are environmental sensitivities, long term socio-economic issues due to the need for employment opportunities in the Bay and Basin area to sustain communities
- New community hall that is large enough for basketball and entertainment
- Have trees and gardens surrounding all buildings from the main road
- View trees which are mature as opportunities to maintain the natural environment. Don’t view the site as a clean slate and take down everything. Leave remnant patches and mature trees to work around. Keep birds shade and beauty and add to these aspects
- This is an excellent design opportunity. Bike and walking tracks to Collingwood beach and / or Huskisson. Note the potential cutting off of bush tracks route around wetlands. Additional load on Jervis Bay Road – it has a high accident rate and so needs alignment
- This development is going to be aware of the sewerage ponds at different times. It should be cancelled
- No totem pole type advertising to direct us to Woolworths, Target, etc...Signage should be left beside Wool Road to screen the new buildings and keep our village looking green

## 5. Can you identify any additional opportunities and constraints for this site?

- No high-rise concrete buildings
- Having a better bus service and plenty of parking areas
- No
- A free flow of traffic with a minimum of noise
- Not sure about additional housing next door to village – not sure if it is necessary. I feel building the shops should be the first stop then consider housing at a later date
- The shortly to be completed Wool road which would collect traffic from the Princes Highway at Tomerong and bypass St Georges basin and Sanctuary Point and Old Erowal Bay will be discharged at Jervis Bay Road and Wool Road (the roundabout) – action should be taken to divert this clear of this intersection to a point further North in Naval College Road clear of this area while undeveloped and rural land is still available
- Constraints include land size, population impact, social and economic impact on the community
- I can only identify constraints for the site which is situated on poor land. The impact of population will be enormous and will ruin what is great place to live
- The larger shopping centres will attract more people that travel to Nowra and Wollongong
- Should only proceed if key issues are addressed first, are not just some vague promise

### St Georges Basin

- Minimise the number of homes
- Protecting wetlands
- Fragile land and less than open planning mechanisms, Historically poor development of infrastructure from phone service, power, water, sewerage etc.
- After ruling out Wool Road, access roads will have to be on Naval College Road – for safety reasons there should be an under-pass or over-pass to bring traffic into and out of the complex on the correct side of the road
- Please include reserves for child's play
- There is likely to be a higher level of approval by the community if public buildings are incorporated into the development

### Old Erowal Bay

- The infrastructure to support this new community has not been developed or thought through.

### Tomerong

- Pressure of increased population on the environment. There is no way the Jervis Bay leek orchid could survive this development. Habitats may be destroyed

### Hyams Beach

- Endangered flora and fauna species. Jervis Bay road is very winding and may be hazardous with increased traffic

## **A resident and Business Operator or commercial property Owner in the Bay and Basin Area**

### Vincentia

- Excellent opportunity to provide / maintain a wildlife corridor between existing reserves

## 5. Can you identify any additional opportunities and constraints for this site?

- Vincentia / Huskisson areas already have their own village centres. The development will turn the area into just another suburban ghetto
- As a business owner I think a shopping centre would be great. As a resident I would like the area to stay small – fix up nature Nowra Shopping Centre. I moved here for the peace and quiet
- Play area for kids
- Plenty of parks and pools etc required

### Sanctuary Point

- Department of motor registry, furniture shops, jewellery shops, supermarket
- The residential proposal will be environmentally damaging to the bay and basin because of stormwater / runoff
- A central motor registry; a car sale yard

### **A resident and other stakeholder (organisation etc)**

#### Vincentia

- *Member of Bay and Basin Community Resources Inc*  
Coastal area; buildings need to be in keeping with this environment. Lack of community facilities. Council is not proactive in community development. Danger of overdevelopment
- *Member of Vincentia residents and Ratepayers Association*  
School capacity, public transport

#### Hyams Beach

- *Member of the Hyams Beach Villages Association, President*  
Too big, should be reduced. Has no infrastructure to support the size of the development. Sewerage, water, gas, electricity overloads creating economic problems for existing retailers – Vincentia is a seasonal village.
- *NSW Police Local Area Command*  
Opportunity: There is a need for a new Policing facility to operate 24 / 7 located adjacent to development or included in it.  
Constraints: Destruction of extensive area of habitat; pets from dwellings will destroy even more

#### Sanctuary Point

- *Member of Bushcare Group and Lady Denman Museum*  
It is important to retain corridors for wildlife and to conserve native flora, to retain and identify with suitable interpretative signs, what remains of the ruins of Erowal House and the resort hotel (ca. 1922).
- *Employed in community service*  
Whilst a need for commercial buildings can be identified, you will just impose upon residents and tourist what we all came here to get away from.
- *Member of Anglican Church and Foreshores Group*  
Runoff into Bay and Basin. There are various wetlands that need protecting. The Basin is very shallow and already is suffering under a very poorly managed development sites which I could show you with deep regret

## 5. Can you identify any additional opportunities and constraints for this site?

### Erowal Bay

- *Member of Erowal Bay and District Progress Association*  
Constraints – too many people and too many houses.

### **A resident and owner of a holiday house / weekender / rental property**

#### Vincentia

- Doctors – if you can get one to come here? Recreation – especially teenage, i.e. Rollerskating, timezone. Make disabled toilets easily accessible – not in middle of parks 0 miles from parking. Also wide aisles for wheelchairs, ride-ons etc
- Double storey houses built like match-boxes would be my constraints
- 850 dwellings is probably 400 more than there should be in there

#### Sanctuary Point

- Access to public transport, bike / walking tracks, a decent pub!
- Your commercial development will need shoppers in plenty with safe and easy access, and preferably not by car. My greatest wish for this area is easy transport to Bomaderry and I'm sure that an overhead monorail in a circle, south along the Princes Hwy (say to Falls Creek), then looping around St Georges basin, maybe to Sussex Inlet. Stations at strategic points with parking space (including your development). What a boon to us all. Life would be transformed

### **An owner of a holiday house / weekender / rental property (please circle)**

- Constraints: water, sewerage, roads. Opportunities: formal parklands, walking tracks, history signs or notices
- The preservation of the bush and bristle bird habitat

## 6. Can you suggest any community groups or organisations we should be talking to about this project?

- Australian Conservation Foundation, Nowra
- Bay and Basin Community Resources Inc
- Bay and Basin Community Forum
- Bendigo Community Bank
- Bike users
- Business
- Bus company
- Bushland Preservation Society
- Bushwalking groups
- Churches
- Community radio station at Sanctuary Point or 2ST Nowra
- Disability groups
- Education groups
- Environmental Groups
- Fire Brigade and Rural Fire Brigade
- Gardening groups
- Greens Party
- Greg Thornton
- Hyams Beach Villages Association (suggested by 2 respondents)
- Huskisson Chamber of Commerce
- Indigenous groups
- Jervis Bay Alliance
- Jervis Bay Tourism
- Lady Denman Maritime Museum
- Landcare
- Leisure Centre
- Local preschools , Local Schools parent bodies
- Medical groups
- NANA
- National Parks and Wildlife Service; Fisheries Dept.; Police
- Reassure local shops of the impact on local businesses
- Road and Traffic Authority and Department of Education for roads around Schools to cope with existing numbers of students.
- SCAPS
- Service Clubs- Rotary , Apex
- St Georges Bay and Basin Community Forum Ph 44 430467 The Bay and Basin Anglican Church – Huskisson Anglican Parish
- The Bay and Basin Community Centre
- The Jervis Bay Regional Alliance
- The whole community through public meetings
- Vincentia Ratepayers Association
- Vincentia Chamber of Commerce
- Water Board

## **6. Can you suggest any community groups or organisations we should be talking to about this project?**

- Welfare groups
- WIRES Youth counsellors at Sanctuary Point Community Centre
- Youth groups

## Response Breakdown

### 7. Which best describes you?

#### From charts to compare

#### Non Residents = 5

Visitors (1)

Business Operators (1)

Owners of holiday houses (4) (1 didn't answer) = 3

#### Residents = 86

Didn't give location (7) (1 didn't answer) = 6

Sanctuary Point (26)

Tomerong (1)

Vincentia (49)

Hyams Beach (4)

Huskisson (2)

Old Erowal Bay (3)

St Georges Basin (10) (1 didn't answer) = 9

TOTALS 103

Groups they Described themselves as	Count
Resident of the Bay and Basin area (please name town or village)	70
A resident <b>and</b> Business Operator or commercial property Owner in the Bay and Basin Area	10
A residents <b>and</b> other stakeholder (organisation etc)	8
A resident <b>and</b> owner of a holiday house / weekender / rental property	9
An owner of a holiday house / weekender / rental property (please circle)	3
A visitor to the Bay and Basin area	1
A business operator or commercial property owner in the Bay and Basin area	1
Other Stakeholder (organisation etc)	0
<b>TOTALS</b>	103

## **Appendix B**

# **Phase Two Community Consultation Report**

**on**

# **Future Planning Options for the Vincentia Coastal Village & District Centre**

**Prepared for  
Stockland  
by  
Elton Consulting**

**March 2004**

## Introduction

The second Community Information & Feedback Session was held on Saturday 6th March 2004 at the Vincentia High School Gymnasium. The session is part of a series of ongoing consultations that will be undertaken with a range of stakeholders and members of the Bay & Basin community.

Details of this consultation were advertised in the local press prior to the event. A number of posters were placed around the Town Centre and in the community facilities. The session was advertised via newsletter in late 2003. Flyers were distributed to community notice boards, community organisations and shops within the Bay and Basin area. Letters of invitation were hand delivered to landholders immediately adjacent to the site. All other Vincentia residents and interested parties were notified by the newsletter, public notices, and radio advertisements. Approximately 130 people attended the session with 92 people registering on the attendance list.

The material on display at the Community Information and Feedback Session was made available on the project's consultation website [www.elton.com.au/talkvincentia/](http://www.elton.com.au/talkvincentia/) from the following Thursday 11<sup>th</sup> March.

### Consultation format and purpose

A series of boards illustrating and describing details of the site, progress of studies, sustainability initiatives and draft directions and guidelines for the commercial and residential components of the project were on display. A sustainability presentation was displayed (sourced from SEDA). A display of sustainable housing principles and practices (sourced from Tim Elgood) was also presented. Throughout the session the members of the consultant team were available to answer questions from the attendees regarding the material presented. Notes from staff below outline the nature of questions, comments and issues put to the team on the day.

The responses received throughout the consultations will be used by the consultant team to inform them of the range of community views that may need to be addressed when planning for the Vincentia Coastal Village and District Centre. It is important to note that this report:

- Does not in itself make any recommendations regarding the direction of future planning for the Vincentia Coastal Village
- Cannot be construed as being statistically representative of opinion within the Bay & Basin Community
- Simply collates all the feedback from community members who participated in the second community information and feedback session.

27 feedback forms were received by Elton Consulting. A summary of the responses contained in these forms follows. A copy of the feedback form is included at the end of the document for reference.

# Question 1 referred to the concepts illustrated for the residential component of the project.

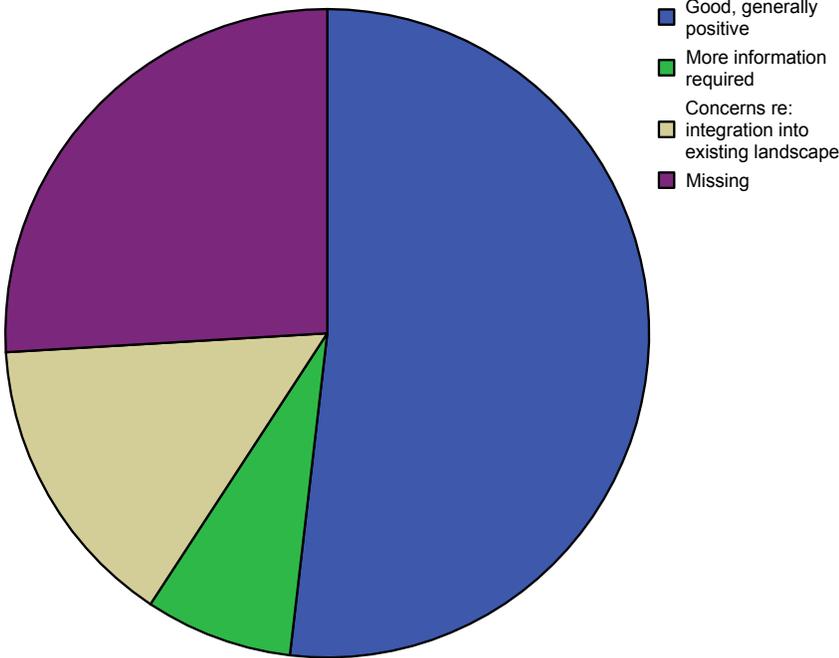
## Question 1a

What do you think of the proposed principles and concepts for the residential built form?

The following points summarise the most frequently raised responses in this section in order of frequency. It is important to note that almost 52% of respondents were generally in favour while the next category contained almost 15%.

- **Generally Positive**
- **Concerns re integration into existing lands/environmental concerns**
- **More information required**

1a Built form



Comments included:

- Blended into the landscape is the only way.
- Generally positive, standards must include low/no fences and no bulky Tuscan type, non-eaved boundary to boundary monsters for the development to embody the stated philosophy.
- Agree with proposal except for excess use of colourbond cladding on houses because of visual deterioration and maintenance.
- We agree as long as we have adequate facilities to go with the housing.
- Good, excellent.
- Appears to be a refreshing change – the opportunity to encourage a blend of creativity with appropriate casual buildings.
- Very pleased to see a variety of “modern/contemporary” designs in keeping with coastal area, using passive solar principles and a variety of materials.
- Need variety of housing types to suit character of districts and encourage uniqueness.
- I worry about the current trend for “McMansions” within the sustainability guidelines.

Three respondents agreed with the proposals but thought fences/boundaries between houses were required.

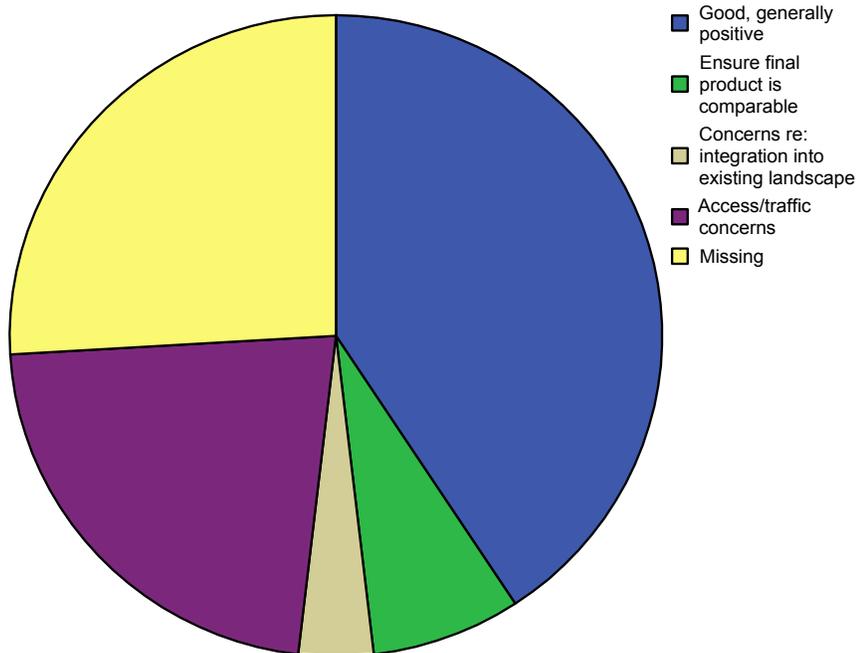
### Question 1b

What do you think of the proposed principles and concepts for residential street layout?

Responses could be broadly grouped under the following, the most frequently occurring listed first. 41% responded generally positively, while the next category contained 22% of responses.

- **Good, generally positive**
- **Access/traffic concerns**
- **Ensure final product is comparable**
- **Concerns re integration into environment**

1b Street layout



Comments included:

- Agree as long as pathways are wide enough for all traffic – including people with strollers, disabled etc.
- Looks impressive as long as final product bares resemblance
- Generally positive – standards must include streets sufficiently wide to allow parked cars and 2 vehicles to pass.
- Navigating around narrow streets can be problematic especially for older drivers.
- OK as proposed; ensure adequate width with no long straight sections.
- The streets should not be as narrow as they are in new estates.
- Avoid traffic black spots.
- Please make sure that road widths are appropriate for large emergency vehicles and accesses to Asset Protection Zones are clear and easy to find.
- All streets should be low speed traffic zones. Should have cycleways. “Walkable community” is a good concept.
- Good, excellent

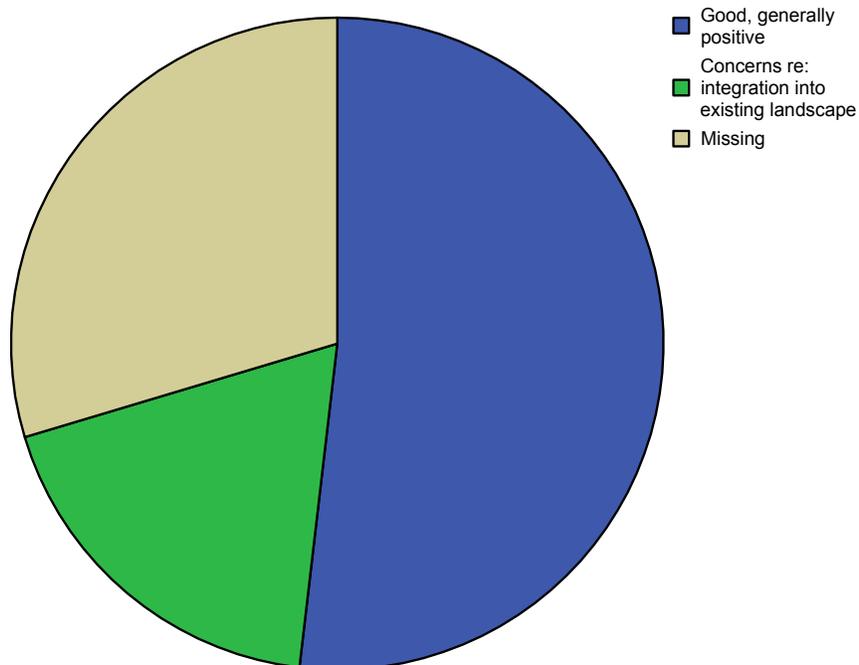
### Question 1c

What do you think of the proposed principles and concepts for residential open space/landscape treatments/conservation zones?

Of those who answered this question, responses generally came under two broad categories, indicating most respondents are generally in favour.

- **Good, generally positive**
- **Concern re: integration into existing lands/environmental concerns**

1c Open space



Responses included:

- Agree. Possible boardwalks so impact on environment would be minimal.
- Conservation is imperative to keep Bay and Basin at its best.
- I like the conservation zones. Need to see more.
- Looks good
- Totally opposed to the demolition of any of the habitat in this area. Wildlife underpasses across JB road would further assist to reduce impact and carnage.
- Make this development your absolute best so that others emulate.
- Who will be responsible for future maintenance of parks etc? Supply house blocks with free plants on completion to replace lost trees.
- Walkways that are disability accessible are a great idea.
- Agree with concepts presented, hope the 'undergrounding' existing power lines is successful.
- Pleased to see mature and significant stands of trees being preserved.
- Landscape treatments/conservation zones in keeping with our area.
- Good. We need plenty of pathways. Some small water features e.g. lakes would also encourage wildlife.

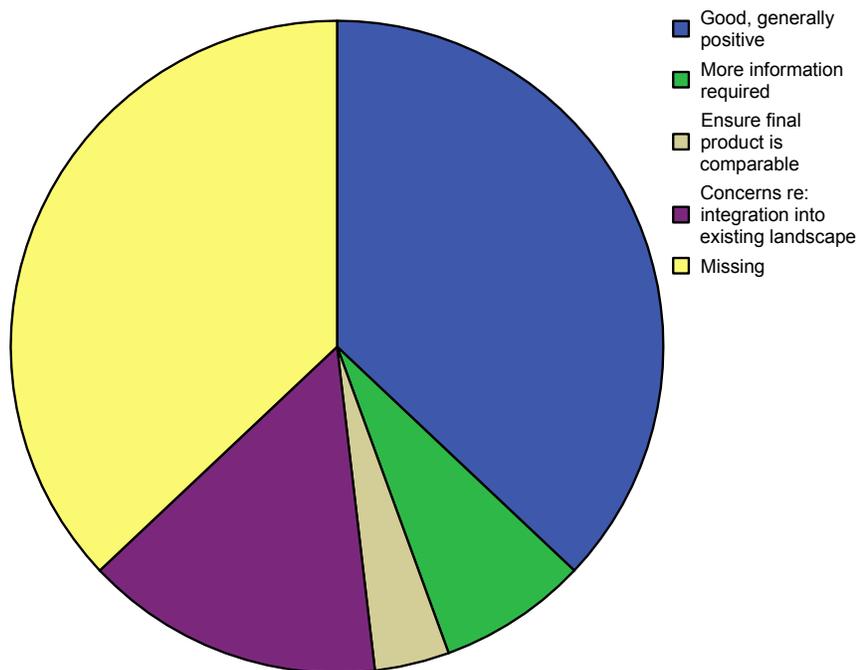
### Question 1d

What do you think of the proposed principles and concepts for sustainability initiatives?

Responses indicated most were generally in favour (52%) while 19% were in the next category. They fell into four main categories and are listed in order of frequency.

- **Good, generally positive**
- **Concerns re: integration into existing lands/environmental concerns**
- **More information required**
- **Ensure final product is comparable**

1d Sustainability



Responses included the following:

- Excellent. Underground power and inclusion of solar on District Centre buildings to sell back to grid could also be included.
- Aim for “world’s best practice” not current out of date trend.
- Need to consider sewerage treatment – possibly on individual house level.
- The BASIX guidelines for residential dwellings could be extended to the commercial development
- Would like to see the application of passive and active solar principles to all buildings (private and commercial).
- The mall scheme is contrary to this concept.
- Good common sense ideas
- Composting toilets, worm (vermiculture) on site recycling centre, for all shops and supermarkets and residential. Levy for waste (landfill).

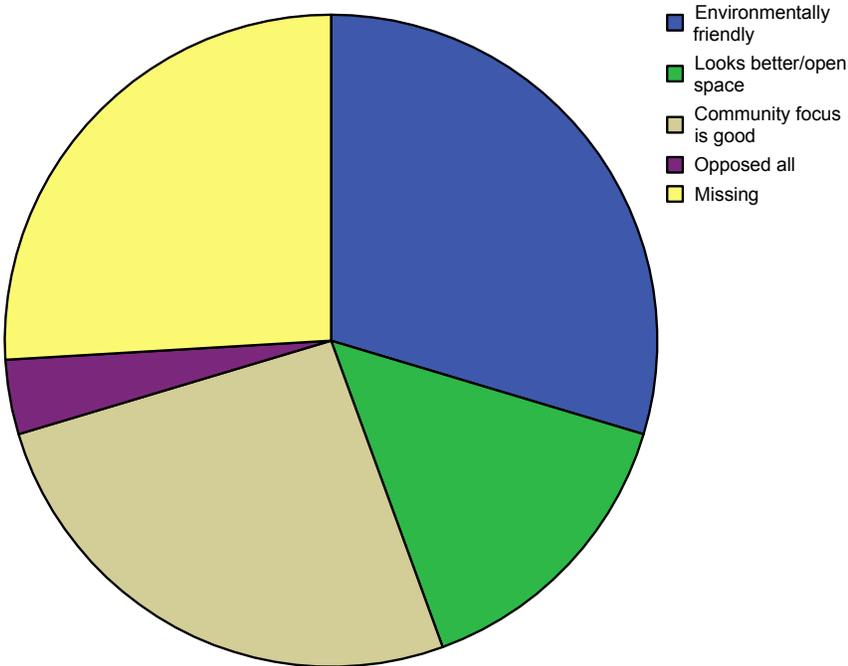
# Question 2: Thinking of the two concepts proposed for the District centre;

## Question 2a What do you most like about the open street scheme?

Responses indicated that the open street scheme was generally perceived to be more environmentally friendly with almost the same number liking the community focus. About half as many fell into the third category. Broad categories are listed in order of frequency.

- Environmentally friendly
- Community focus is good
- Looks better/open space

2a Open Scheme\_most



Comments included:

- Community minded – environmentally friendly
- More casual, looks environmentally friendly
- Open community areas a bonus
- Great opportunity to create a village precinct rather than just a shopping centre
- I love having a lot of flora and fauna
- Village type environment
- Appears open and safe
- Outlook from houses, pieces of natural environment left
- Potential to develop its own unique character as long as standards of shops is high
- Seems to integrate community spaces better
- Less dominated by large buildings
- Relaxed atmosphere
- Fits within area of coastal and bush scene
- Local residents would like a town centre. In keeping with a coastal town holiday area.

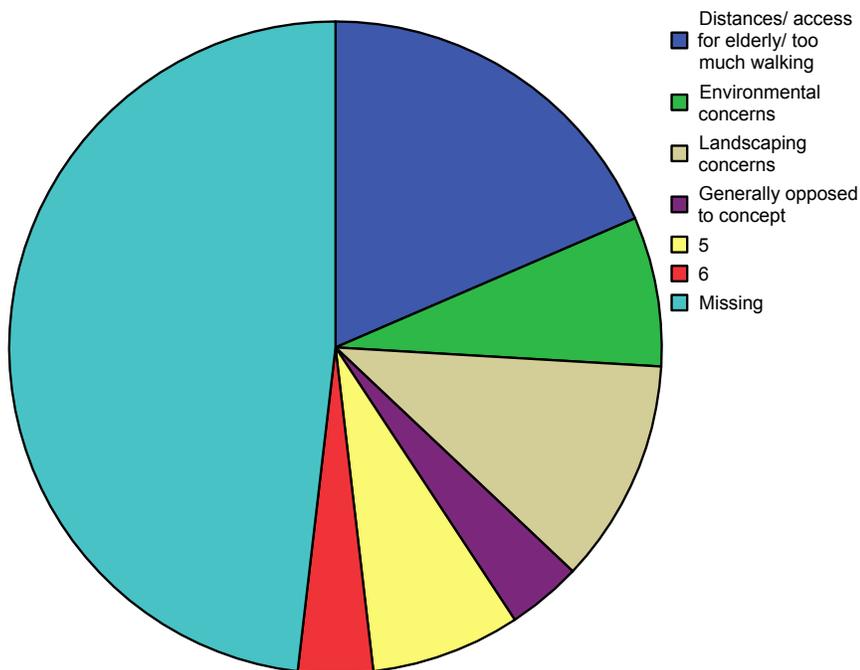
## Question 2b

What do you like least about the Open street scheme?

Responses could be grouped into the following broad categories listed in order of frequency.

- Distances/ access for elderly / too much walking
- Landscaping concerns
- Environmental concerns

2b Open scheme\_least



Comments included:

- A lot of walking may not suit elderly people
- Taking natural habitat from native animals and birds
- If not designed properly can lead to very hot spots and wind tunnels
- Distance from shops to car parking, exposure to weather conditions
- Takes up too much space
- The sheer size of it all
- Can't be air-conditioned, protected from the weather

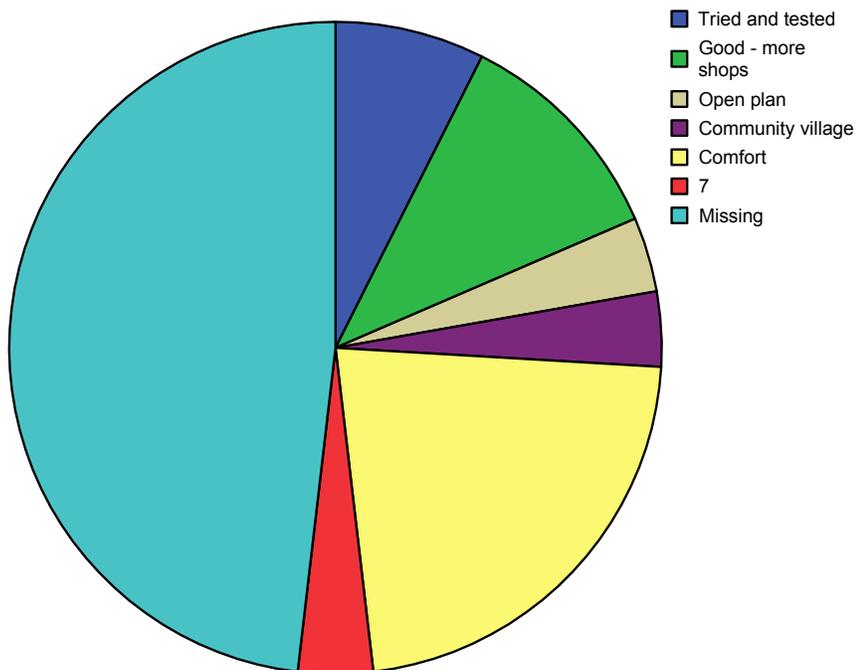
### Question 2c

#### What do you like most about the Mall based scheme?

Comfort ranked as the most important issue. The top three responses are grouped in order of occurrence.

- Comfort
- Good – more shops
- Tried and tested

2c Mall scheme most



- Traditional and it works. Time tested
- Great. BiLo can do with some competition
- More compact unit leaving more open space around outside. Fully air-conditioned. Cleaner, no wind blown rubbish.
- Being undercover and air-conditioned
- Centralised shopping area, all under one roof.
- Easy access (disability and prams)
- Smaller overall size

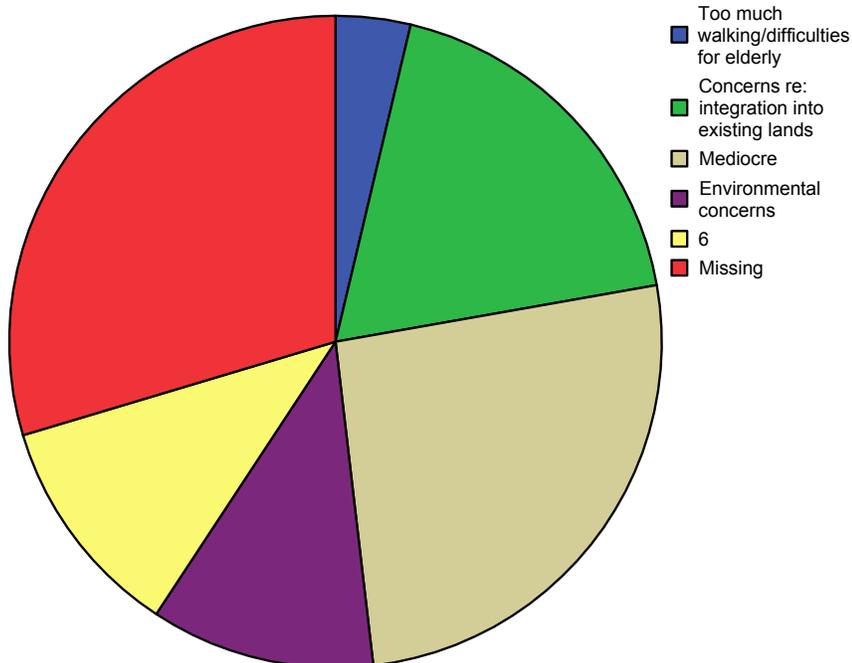
## Question 2d

### What do you like least about the Mall based scheme?

Almost 26% of respondents indicated that the mall based scheme was mediocre and over 18% that they had concerns about integrating a mall into existing lands. The three main issues listed in order of frequency were:

- **Mediocre, just another mall**
- **Concerns re: integration into existing lands**
- **Environmental concerns**

2d Mall scheme\_least



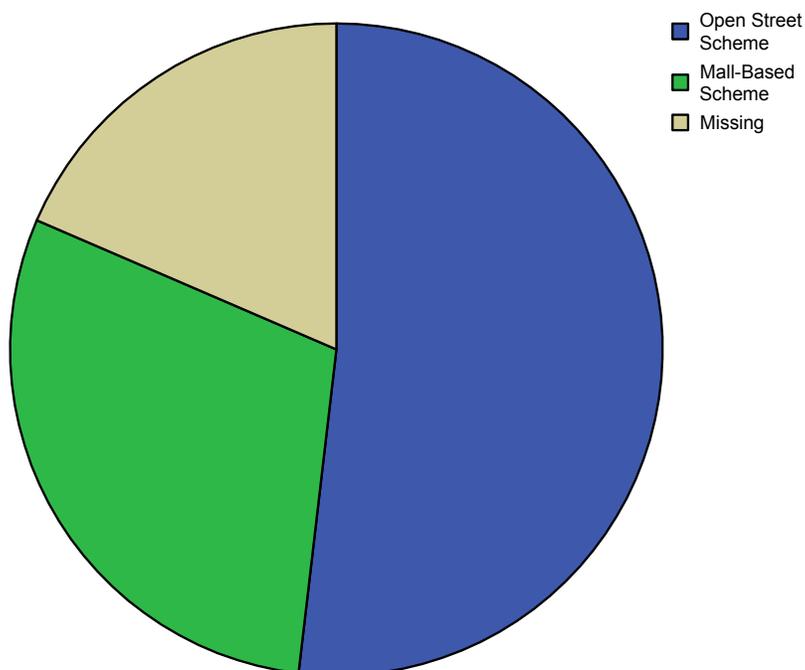
Comments included:

- Just like another centre anywhere in Australia
- Danger to sensitive environment
- Parking, misuse by youth
- Not for the 21<sup>st</sup> century
- Noise levels, re-circulated food court smells, artificial lighting
- Cost of rent prohibitive of local shop owners, area for loitering, height of buildings, underground changes to accommodate building infrastructure, ugly carparks
- Enclosed nature
- Loss of village atmosphere
- Doesn't suit bush setting

### Question 3: Which of the District Centre planning concepts do you most prefer?

The majority of respondents favoured the Open Street scheme 51.8%, while 29.6% favoured a Mall-based scheme. The rest of respondents indicated no preference.

3 Which scheme?

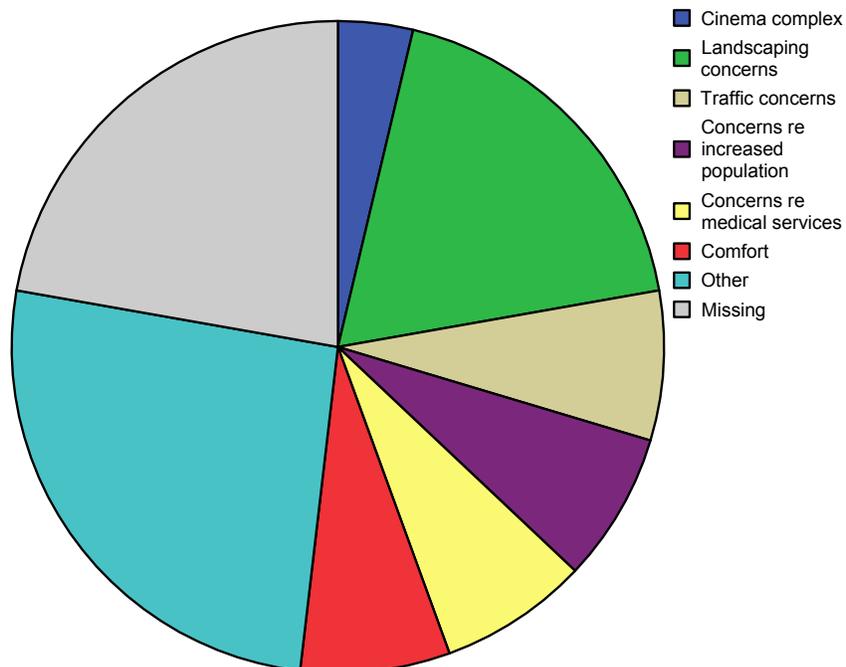


## Question 4: Do you have any other comments?

First comments rated landscaping and environmental concerns as the most important, with concerns re: traffic, increased population, medical and other services and comfort equally ranked as second. Third ranked was a cinema complex.

- Environmental and landscaping concerns
- Traffic, increased population, services and comfort
- Cinema

4 Comments a

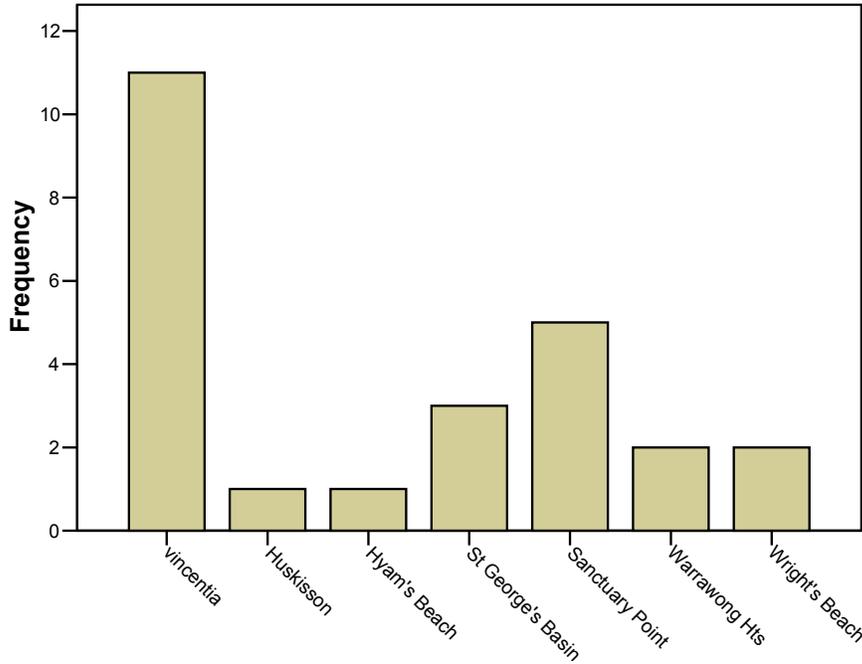


Comments included:

- Naval College Rd and Wool Rd will need to be improved greatly.
- Would like to see ban on cats or cats kept in cat runs.
- How about somewhere nice to go to the movies.
- Ensure outdoor lighting designed to minimize sky glow.
- Establishment of 24 hour police station on site.
- Lack of public forum leaves me suspicious of your consultative style.
- We are all for more shops.
- Hope you get approval.
- No comments have been made about banking facilities.
- Hopefully this development will be a model and even an icon.
- Good idea to have appropriate aged/disabled residential facilities in close proximity to the district shopping centre and other community facilities.
- The land referred to in this form is a unique part of NSW and needs full protection from this so-called development.
- Mall scheme is a Sydney shopping complex dropped in Vincentia. No thanks.
- I am very concerned over the impact of the entire development on the existing structure of small village centers in the Jervis Bay area. A single large center does not fit in with the existing cultural environment. As with many of the developments in this area although the impact on the site may be taken into account the cumulative impact of all the developments is not. I also have great concerns on how the practical (Long Term) protection of the leek orchid will be implemented.

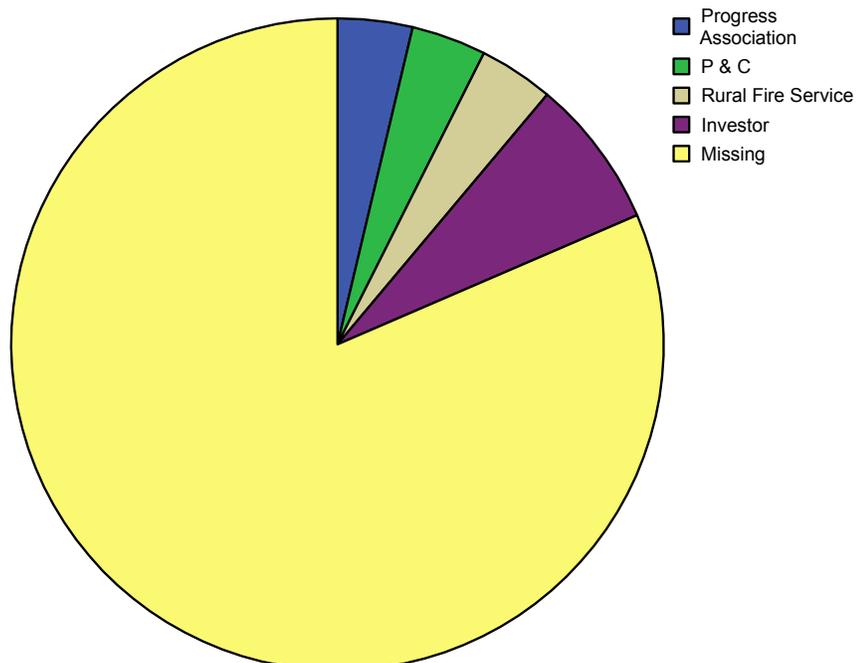
## Question 5. Which best describes you?

All respondents identified themselves as residents of the Bay and Basin area, with the majority coming from Vincentia.



Residents, who also identified themselves as “other stakeholder”, included investors, members of the Progress Association, Rural Fire Services and Parents and Citizens.

### 5e(2) Description



# Vincentia Village and District Centre Community Information and Feedback Session # 2

## Feedback Form

Thank you for participating in the second Community Information & Feedback Session for the Vincentia Coastal Village & District Centre planning process.

We would appreciate your comments on the material you have seen today as well as any other issues you feel are relevant. The following questions will help us to develop an understanding of your opinions and concerns regarding the concepts being considered for the project.

All the information you provide will be treated as strictly confidential and no individual will be identifiable in any reporting associated with the consultation.

**The following questions refer to the concepts illustrated for the residential component of the project.**

**1. What do you think of the proposed principles and concepts for each of the following:**

a) Residential built form....see panel 8

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b) Residential street layout....see panel 9

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c) Residential open space / landscape treatments / conservation zones....see panel 9

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d) Sustainability initiatives.... see panel 10

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**2. Thinking of the two concepts proposed for the District Centre:**

a) What do you like most about the **Open street** scheme? ....see panel 6

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b) What do you like least about the **Open street** scheme? ....see panel 6

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c) What do you like **most** about the **Mall based** scheme? ....see panel 7

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d) What do you like **least** about the **Mall based** scheme? ....see panel 7

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3. Which of the **District Centre** planning concepts do you most prefer?

Open Street scheme....see panel 6

Mall-based scheme....see panel 7

4. Do you have any other comments?

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5. Which best describes you? (*Please tick one or more*)

A resident of the Bay & Basin area from \_\_\_\_\_ (*please name town or village*)

An owner of a holiday house / weekender / rental property (*please circle*)

A visitor to the Bay & Basin area

A business operator or commercial property owner in the Bay & Basin area

Other stakeholder (organisation etc) \_\_\_\_\_

Thank you for taking the time to complete the feedback form. Please place it in the box provided at the exit. If you would like more time to consider your response, please return the completed form to us by 22 March.

- Fax (02) 9387 2557 (Please fax both sides of the form)
- Post Using the reply paid envelope to 'Elton Consulting PO Box 1488 Bondi Junction 2022'
- Email [talkvincentia@elton.com.au](mailto:talkvincentia@elton.com.au)

If you wish to make additional comments feel welcome to append them to this form. From 10<sup>th</sup> March you can also provide feedback or comments on the consultation website

[www.elton.com.au/talkvincentia/](http://www.elton.com.au/talkvincentia/)

Thank you for taking the time to provide your comments.

## **Appendix C**

# **Phase Three Community Consultation Report**

**on the**

# **Preferred Planning Option for the Vincentia Coastal Village & District Centre**

**Prepared for  
Stockland & The Stevens Group  
by  
Elton Consulting**

**August 2004**

## Introduction

The third Community Information & Feedback Session was held on Saturday 17th August 2004 at the Vincentia High School Gymnasium. The session was the final in a series of public consultations that are being undertaken with a range of stakeholders and members of the Bay & Basin community.

Notification of this event was as follows:

- Details of this consultation were advertised in the local press prior to the event.
- A number of posters were placed around the Vincentia Town Centre, community facilities and surrounding villages in the Bay and Basin area.
- Over 7,000 flyers were distributed to residences, community notice boards, community organisations and shops within the Bay and Basin area.
- Letters of invitation were hand delivered to landholders immediately adjacent to the site.
- Radio advertisements and community announcements.

Approximately 480 people attended the session with 361 people registering on the attendance list. There was a significant proportion of attendees who did not sign the attendance sheet due to the high overall numbers of attendees (over 480) and the resulting crowding around the sign-in desk. Also, of the large number of couples and families who attended (the session was held during school holidays), often only one person per family / couple signed-in.

### Consultation format and purpose

A series of boards illustrating and describing the Masterplan, the residential component, the District Centre, ecological considerations, traffic, landscaping, heritage, sustainability and community consultation were on display. Throughout the session the members of the consultant team were available to answer questions from the attendees regarding the material presented. Notes from members of the project team outline the nature of questions, comments and issues put to them by community members on the day. The material on display at the Community Information and Feedback Session was made available on the project's consultation website [www.elton.com.au/talkvincentia/](http://www.elton.com.au/talkvincentia/) following the session.



*The Community Information and Feedback Session*

The responses received throughout the consultations will be used by the consultant team to inform them of the range of community views that may need to be addressed when planning for the Vincentia Coastal Village and District Centre. It is important to note that this report:

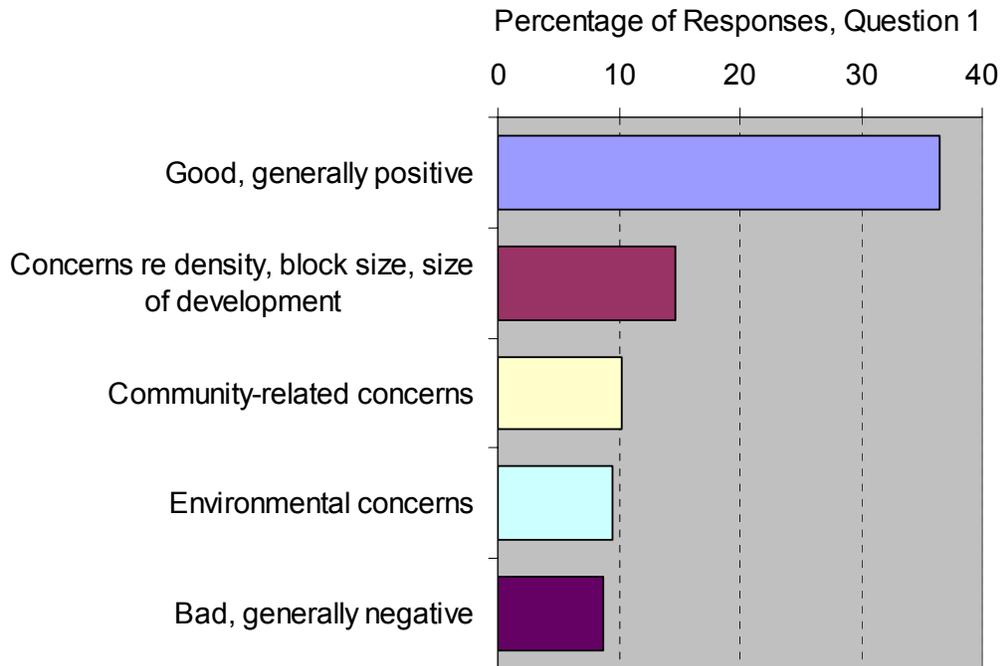
- Does not in itself make any recommendations regarding the direction of future planning for the Vincentia Coastal Village
- Cannot be construed as being statistically representative of opinion within the Bay & Basin Community
- Simply collates all the feedback from community members who participated in the second community information and feedback session.

90 feedback forms have been received by Elton Consulting. A copy of the feedback form is included at the end of the document for reference.

Written submissions were also received from:

- The Vincentia Ratepayers and Residents Association.
- Native Animal Network Association.

## Question 1: What are your views regarding the proposed residential village?



### Examples of comments for the five most frequent response categories included:

#### **Generally Positive**

- I think it is a great idea. We have to move with the times and allow for the future of our children.
- We think it will be a good thing for the area as long as it doesn't turn into another ghetto type area like East Nowra.
- I have no problem with the proposal, you can't stop development and it is better to plan such a diverse plan.
- Great, very good, go ahead.
- Good if within reach (financially) of younger people.

#### **Concerns regarding density, block size, size of development**

- Far too big and too many home sites. Should be condensed to reduce land used. Also some access roads to JB Rd appear to be at dangerous sections of road.
- I have concern over the 300 size blocks.
- It is way too large. How can the area be called a village with all those houses.
- Reasonable, providing block size to building ratio is kept as high as possible to avoid a suburb of crammed in boxy houses and to maintain the open woodland character of the area.
- All right I guess, but the tiny blocks are not needed. Also, I do not agree with lots on the side of the community centre.

### **Community-related concerns**

- As a resident of sanctuary Point for over twenty years, I feel there would not be enough medical facilities to cope with the extra 800 residents.
- I think it looks very well thought out, what about extra schools, doctors, dentists etc. Maybe a 24 hour medical centre/hospital is needed.
- CONCERNS! Greatly concerned on how the 800 dwellings with 2,3,4 people in each are going to impact on already stretched community services i.e. hospital already struggling with current population, childcare, preschool, schools, roads!

### **Environmental concerns**

- I'm worried that subcontractors will come and bulldoze all vegetation as in all other development. Doggy bags and bins everywhere please!! I like heath and protected areas including corridors. Please don't allow brick and tile places like Kellyville. No McMansions we beg of you!
- A shame to destroy natural bush / heathland, wildlife habitat.
- Unless firm control on usage of the surrounding bushland is maintained the value of the retained vegetation and wildlife corridors may be eroded and in time nullified.
- Some worry with adequate water supply in future and concern about run off of stormwater and the demand on sewer treatment in future.

### **Bad, generally negative**

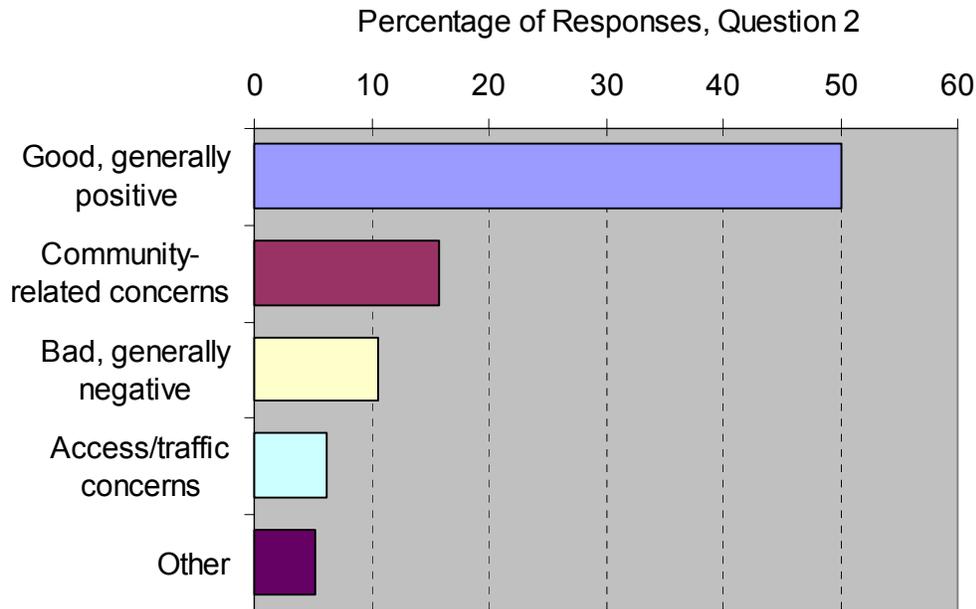
- IF it was as tasteful as you make out it would be barely acceptable. Unfortunately things have a habit of becoming driven by the \$\$ and taking the cheap, easy, ugly way. Please don't do this to us. No more slums.
- A shame to destroy natural bush/ heathland, wildlife habitat.
- Huge imposition on existing services – sewerage, medical, schools, roads. Plans to develop services area need to be happening at least in parallel. Huge effects of domestic pets on wildlife. Can covenants stating “no cats” really be policed? What do NPWS think? Will this REALLY be the last big residential development in Bay and Basin?
- It should be relocated to an already disturbed area, ideally with infrastructure already in place e.g. Sanctuary Point or Pine Forest area.

### **Less frequently identified categories of response include:**

(in order of frequency, following the above five response categories)

- Landscaping/visual issues
- Other
- Access/Traffic concerns
- Health-care related concerns

## Question 2: What are your views regarding the proposed District Centre?



### Examples of comments for the five most frequent response categories included:

#### **Good, generally positive**

- The District Centre would be great. A great advantage for small business. Jobs for the people that are living in this area.
- The plan provided shows a pleasant mix of shops and natural features.
- This area needs a good shopping centre and more health facilities.
- It will open up the area and provides so much for the community.
- This commercial centre will be a great asset to the Jervis Bay area, so many of us residents at Vincentia and nearby villages are elderly and we will have a terrific shopping centre nearby and will not have to drive into Nowra as much.
- Excellent. Seems to have the right idea to provide interaction between the needs of the human population and the flora and fauna.

#### **Community related concerns**

- A well developed plan but we might need a community centre incorporated into the plans.
- Very good. Need police station. Need community centre. Need ambulance station. Need 24hr medical centre.
- The proposed centre appears extensive and whilst some advantage gained in wider diversity of retail, commercial and professional premises, important to maintain the village type atmosphere and lifestyle of Bay and Basin areas currently enjoyed.

- Vincentia shopping will be split into two areas, the new one and the old one. The old one will have banks and post office.

### **Bad, generally negative**

- The idea behind the proposed District Centre is fundamentally flawed and could have a devastating impact on the social, environmental and economic development of the district.
- Not needed. Too big a village. Redevelop existing villages i.e. Sanctuary Point and Vincentia. Keep major shopping development in Nowra.
- This area is supposed to be a coastal village life style not a city shopping lifestyle.
- Should not be located here. Place it at already degraded section in SGB or Sanctuary Point. Why destroy more beautiful bush

### **Access / traffic concerns**

- Excellent! My concern is adequate wider parking areas with no time limit – the need for flat car park areas – the chance of employment on completion of the project.
- Great! We would be happy, I'm sure to drive here, park safely and securely and shop, relax and hop on a bus if necessary to Nowra / Bomaderry. An hourly service would be adequate.

### **Other**

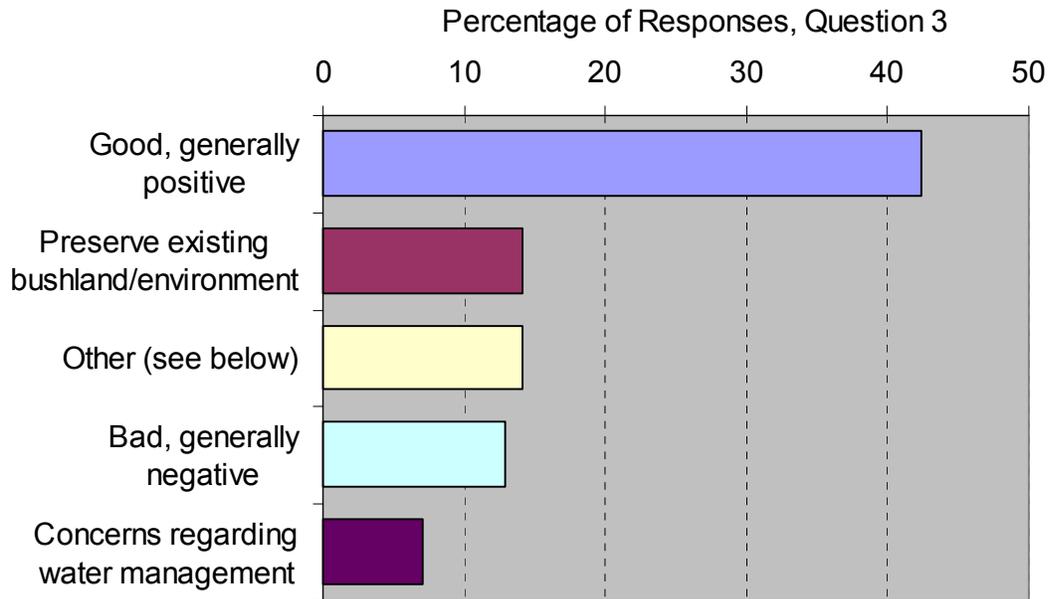
- I am concerned as to whether our present water and electricity grid and sewerage system can handle the big increase in our population.
- I have not real views – I don't like shopping centres and I don't mind going to Nowra, and apart from peak time in the summer Nowra Fair is never full. But what you propose is acceptable – just. PS Hated the drawing – all purple and blue like Arizona.

### **Other categories of response include:**

(in order of frequency, following the above five response categories)

- Landscaping/visual issues
- Environmental concerns
- Health-care related concerns
- Concerns re existing retail area

### Question 3: Do you have any comments regarding the approach to ecology and the environment in the preferred planning option?



#### **Examples of comments for the five most frequent response categories included:**

##### **Good, generally positive**

- I'm sure that all studies will have been taken into consideration
- Everything seems to be OK – only the new houses on edge of the corridor are wrong – the nature strip for protected fauna and flora.
- I thoroughly approve the way that ecology and environment is being taken into consideration. I approve the relocation of plants removed back to the same area.
- Well thought out. But you won't please everyone.
- The points indicated would be appropriate to maintain the range of biodiversity of the area. Establishment of a Landcare group would help in this.

##### **Preserve existing bushland / environment**

- I hope you can conserve all the local habitat of our local fauna.
- Area as it exists is very low use. 2000 new residents and thousands of visits from existing community will mean that surrounding bushland will be seriously impacted. Also, not just area being developed. I cannot see how there will not be silt and other pollution entering Jervis bay. No silt/pollution is why JB is what it is!!
- Concerns regarding water management
- Too close the marine park. Wetlands are part of ecology of the marine park, wildlife corridor and access to water.
- More wildlife corridors. Greater emphasis on waterways and water management.

## **Other**

- A lot of homes will have cats and dogs – it won't do much for the wildlife, unless the area stays how it is.
- No, because when they built the high school they took away all the native wildflowers. There is nothing to worry about now.
- Fantastic. I have been left with idealistic visions of the heath. The reality probably is with 800 residents and town centre that it will be strewn with litter and plastic bags! Any ideas for meticulous rubbish control?
- Leave some land for a children's playground.

## **Bad, generally negative**

- A lot of homes will have cats and dogs – it won't do much for the wildlife, unless it stays how it is.
- Unless firm control on usage of the surrounding bushland is maintained the value of the retained vegetation and wildlife corridors may be eroded and in time nullified.
- The whole plan is a disaster.
- FAR TOO CLOSE TO MARINE PARK – all the drainage/runoff will impact DIRECTLY on wetland drainage into Jervis Bay (fertilisers/domestic animal waste/shopping centre rubbish/detergents).
- Whilst I am pleased that considerable changes have been made to more adequately "protect" the leek orchid I am not at all convinced that it or the fauna will survive when 100s more people invade their space.

## **Concerns regarding water management**

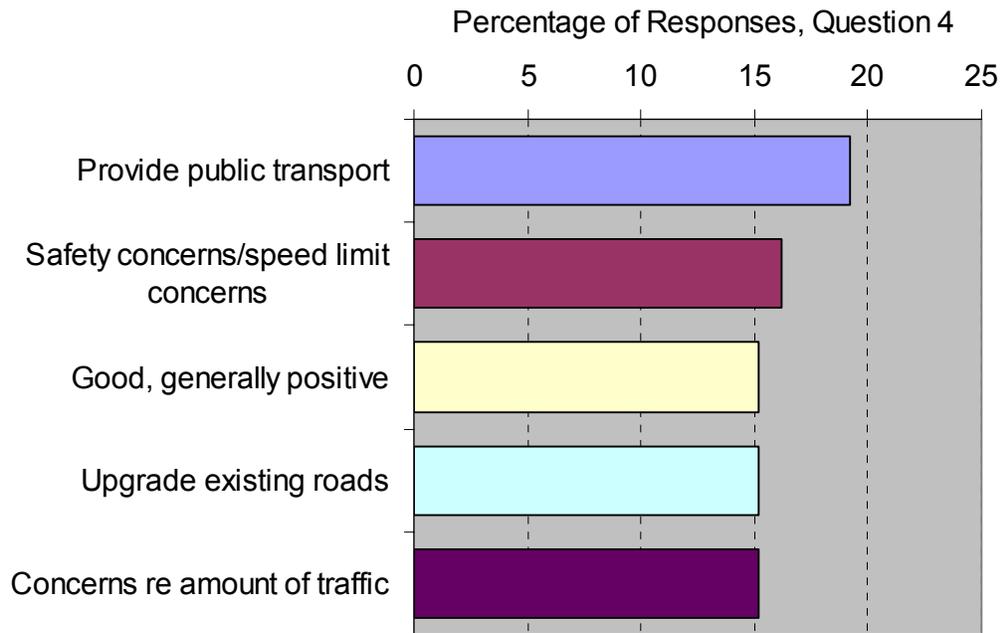
- Too close to marine park. Wetlands are part of ecology of the marine park, wildlife corridor and access to water.

## **Other categories of response include:**

(in order of frequency, following the above five response categories)

- Too much emphasis on environment
- Concerns regarding wildlife corridors
- Include energy conservation measures

## Question 4: Do you have any comments regarding the traffic, transport and pedestrian/bicycle access plan proposed in the preferred planning option?



### Examples of comments for the five most frequent response categories included:

#### **Provide public transport**

- Buses throughout the district plus drop off areas vital. Buses should also be considered for schools and shoppers to Nowra – medical visits etc. Try to tie in with train timetable please.
- Public Transport – where is it?
- My ideal thought (as in my previous reply in March 04) is a light rail circular system. People in Nowra could also wish to come here to shop and relax.
- I'd be interested in seeing the bus route, and if it joins up into Nowra.

#### **Safety concerns, speed limit concerns**

- Yes! The entrance near the roundabout is a potential hazard.
- A fifth access at the roundabout will be a big problem. I have been driving for 40 years and since roundabouts have been in vogue have not seen a five way work yet.
- Safety should be no 1 priority.
- Jervis Bay Rd is dangerous and poorly designed already. Public transport currently pathetic – here is chance to move ahead. Great to see plans to link by safe pedestrian/bicycle ways. Attention to safety for school children necessary.

### **Good, generally positive**

- All very well done.
- It seems all very good to me and there are quite a lot of directions to get into the centre.
- You seem to have thought it all out.
- Some good ideas. Special emphasis should be placed on encouraging local bus operators to provide more frequent services around the Bay and Basin villages and perhaps even further afield to Sussex inlet.
- The pedestrian/bicycle proposal applauded. However the proposal to provide feeder buses to and from centre for surrounding areas and a regular transport service from centre to Nowra and Bomaderry rail will, if implemented, be beneficial to residents and may reduce dependence on private vehicles. I consider such a proposal to be essential.

### **Upgrade existing roads**

- Existing roads surrounding the plan are inadequate to cope with service vehicles and extra residential traffic.
- Roads need to be widened – speed limits changed and enforced, transport for non drivers is important to clubs etc.
- The roads from Princes Highway to both Cross roads and Huskisson would need updating. Is this state or local responsibility.
- The area is of great concern considering the poor condition of the local roads and the impact of such extra traffic volume on the JB Rd and Wool Rd intersection. A good deal of work on the local road system needs to be identified and agreed to be done by council before this development is approved.

### **Concerns re amount of traffic**

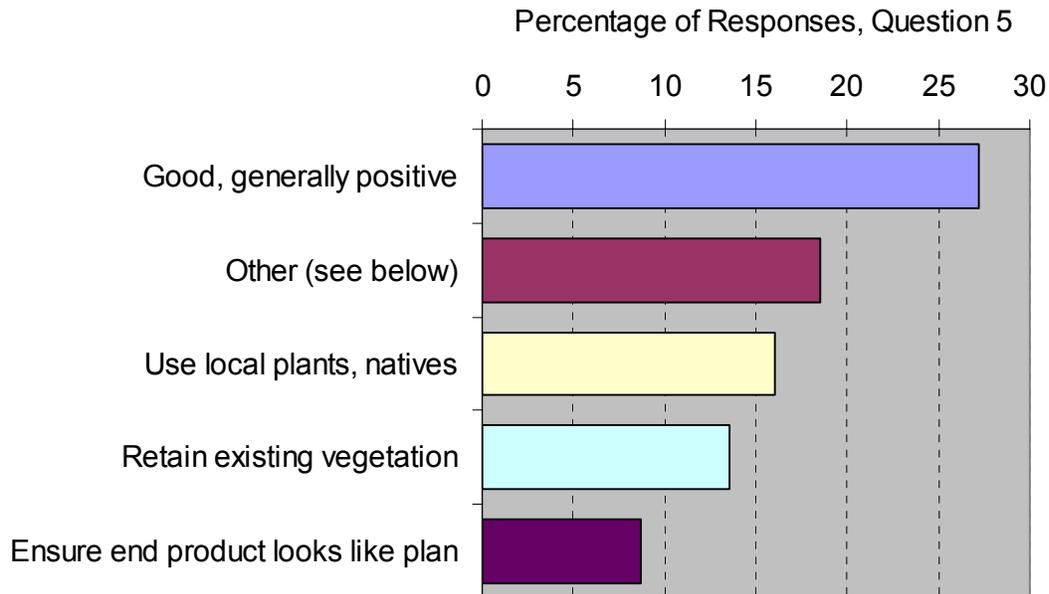
- A lot of traffic uses Jervis Bay Rd and at present very dangerous.
- My major concern is at intersection of Jervis Bay Rd and Princes Highway – holiday peaks already disastrous.

### **Other categories of response include:**

(in order of frequency, following the above five response categories)

- Combine cycleways / walkways
- Other
- Bad, generally negative

## Question 5: Do you have any comments regarding the approach to landscaping in the preferred planning option?



### Examples of comments for the five most frequent response categories included:

#### Good, generally positive

- Great!
- Just love it!
- I'm just glad to see there is landscaping. I hope we get it.
- Good to see that area won't be "clear felled" during development and that all blocks will have connecting bush corridors. What will stop new residents clearing bush later?
- Great idea to maintain the landscaping within the natural environment. Provide guidance for potential homeowners etc on what plants and materials they can use.

#### Other

- Would like to see trees provided to new owners for 5m open tract at back of blocks.
- Some tables and seats could be included
- Please ensure it is maintenance friendly
- Native plants only for residents difficult (impossible) to enforce. Note dune reclamation areas on foreshores nearby. "Ridges" woefully inadequate, too small for large runoff to wetland corridors.

### **Use local plants, natives**

- Lots of natives and keep those beautiful spotted gums.
- Native plants are more efficient for water conservation
- As long as the native aspect is preserved at all times
- Please use local plants and trees. Our bird life is falling because of the development in Sanctuary Point. You should go and look at what has been done between Sanctuary Point and St Georges Basin and Basin View. They remove every plant, big and small and the houses are built right up to boundary with lawn planted. Why don't these people stay in the suburbs. I came here to get away from them.

### **Retain existing vegetation**

- Keep trees and plants in preference to removing them and replanting.
- Pleased to see that strips of the natural ground cover beside Wool Rd etc will be left to screen the residential and shopping centre.

### **Ensure end product looks like the plan**

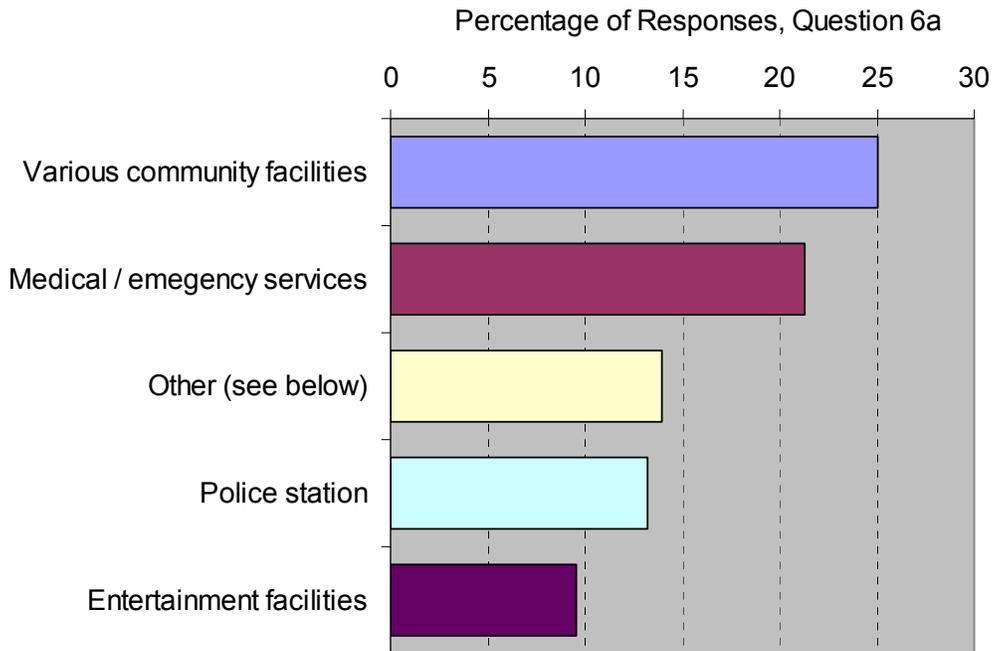
- It never looks like the plans.
- If the landscaping is as told to me – please make sure council does not relax this order at the last moment. Have let the trees at Sanctuary Point be chopped down and we are losing all the birds, possums and the character of our village.

### **Other categories of response include:**

(in order of frequency, following the above five response categories)

- Ensure maintenance of public space
- Bad, generally negative
- Provide maximum shade
- Prefer smaller plants/shrubs

## Question 6a: What type of community facilities would you like to see located in the vicinity of the shopping area of the District Centre?



### Examples of comments for the five most frequent response categories included:

#### Various Community Facilities

- Where are the churches? If the population is to increase in this area there is no land available for church developments and they play a huge part in social wellbeing of any community. Don't think they don't affect you! Will you increase the police force, the ambulance, have a permanent fire service.
- Something to accommodate the youth of the district.
- Preschool for working mums or dads. Parkland with children's facilities.
- Meeting areas for older people and for younger kids.

#### Medical services/emergency services

- Hospital (urgently). 24 hour (manned) police station. Something for the youth of the community. More medical facilities etc.
- Medical centre big enough to have range of services that would be needed for extra 2000 people. Public transport hub – servicing all Bay's Basin and Nowra.
- Q 24 hour polyclinic in case of emergencies. Ambulance, police. Community hall. A theatre or movie complex.

- Medical centre big enough to house a range of services that would be needed for extra 2000 people.

### **Other**

- Supermarket, bottleshop, health care, clothes shops, furniture shops, doctor's surgery, restaurants.
- Maybe some park benches and adequate toilet facilities.
- Night club
- Shaded rest areas and wheelchair access to shops and facilities.

### **Police station**

- Police station, medical centre, supermarket (extended hours)
- Police station or police kiosk.
- Police station with police officers. Post office, library, art gallery, doctors/medical centre, community college, TAFE branch.

### **Entertainment facilities**

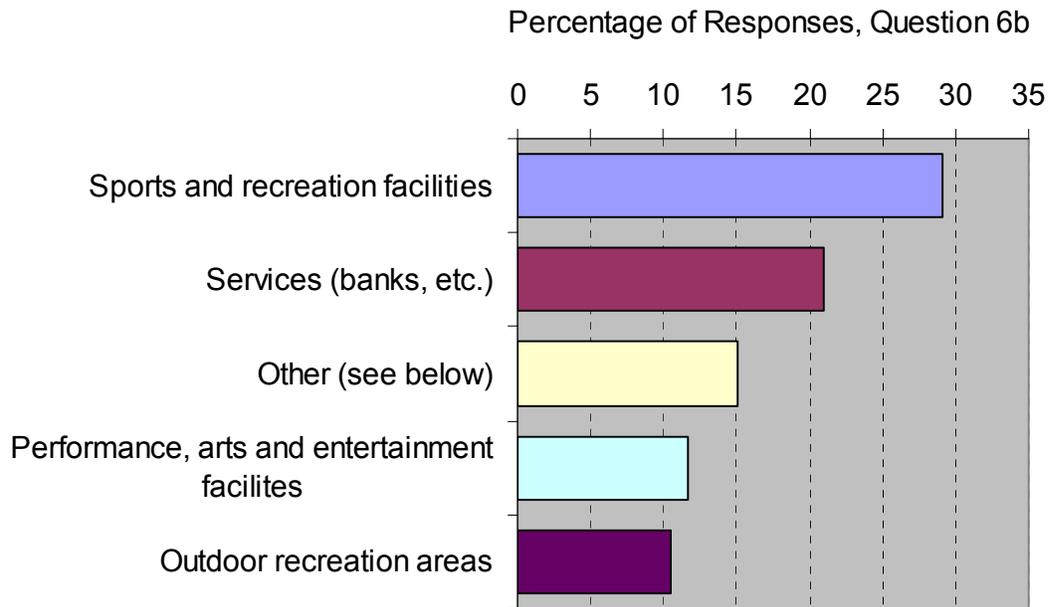
- Entertainment areas for all age groups – except bowls and golf – including restaurants, not cafes.
- This could be a district arts centre.
- A tavern.
- Local concerts, plays in community hall.
- A library, cinema.

### **Other categories of response include:**

(in order of frequency, following the above five response categories)

- Library
- Public toilets
- Utilities/ services (e.g. banks, Post Offices)
- Sports facilities
- None
- Parking
- Educational facilities (eg TAFE)

## Question 6b: What type of community facilities would you like to see located in the vicinity of the Bay and Basin Leisure Centre?



### Examples of comments for the five most frequent response categories included:

#### **Sports facilities**

- Sporting field, youth centre.
- Golf driving range, ten pin bowling, mini golf.
- Water slides
- Outdoor pool
- Bowling greens, tennis courts

#### **Services (Banks etc)**

- Police, banks, post office, medical centre, weekend market space
- Ambulance and fire stations, health centre, alfresco cafes and restaurants.
- Community centre, library, cinema complex, gallery space, office of NPWS.

#### **Other**

- Doggy bags and bins to encourage people to appropriately manage dog waste, places to lock bicycles, lockers to leave bags and shopping, preschool because places so limited in Bay and Basin area.
- Alfresco cafes and restaurants
- Bus terminal

- TAB, tavern, clubs

### **Performance and arts centre, cinema**

- Multi-movie theatre
- Performance, art centre.

### **Outdoor recreation area**

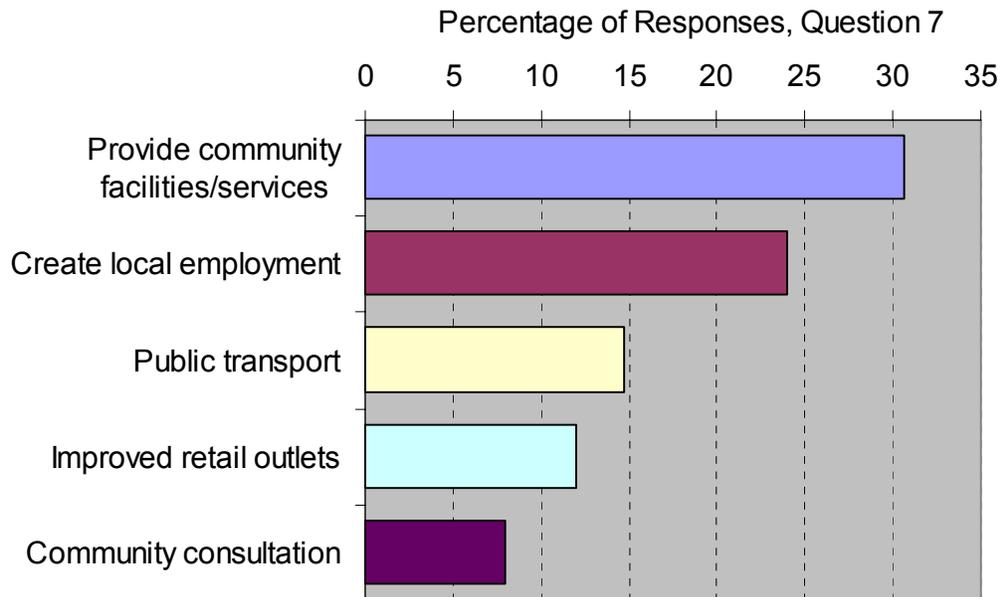
- Picnic and BBQ area, amphitheatre, duck pond, dance hall, playground, music rotunda.

### **Other categories of response include:**

(in order of frequency, following the above five response categories)

- Facilities for young people
- Facilities for the aged
- Security facilities (eg lockers, bike lockup)

## Question 7: What do you suggest could be done to increase the positive contribution that the proposed development may make to community life in the Bay and Basin area?



### **Examples of comments for the five most frequent response categories included:**

#### **Provide community facilities/services**

- Making sure that security is upgraded in new area with a police presence and ensuring that council maintains the area.
- A reasonable medical centre to be included, not just one practitioner.
- Schools area already full, portables everywhere. More schools needed. Can Shoalhaven cope with hospital increase? I think not at present, thus this project will increase strain on hospital admissions, maternity etc.
- Perhaps rooms for different clubs and associations to hold meetings or for hire.

#### **Create local employment**

- More employment for the young. Transport to and from the district centre.
- Make sure that people are given employment in our area, before people from Nowra and other outlying areas.
- Jobs for youth locally. Focus for community events. Less mobile residents will need to access Nowra less often.

#### **Public transport**

- Improved bus service to and from Nowra and Sanctuary Point

- Improve public transport perhaps with the use of smaller shuttle buses to villages in the areas. Provide quality eating facilities and a small hotel/tavern with facilities for children and young people available. Maintain the natural environment.
- Better public transport to make the centre more accessible members of the public who don't have cars.

### **Improved retail outlets**

- Specialty shops, department stores, business money stays in area, jobs.
- Better shopping, medical, entertainment, sports, transports, roads.
- You can't stop progress, also competition for local BiLo is a positive step.

### **Community Consultation**

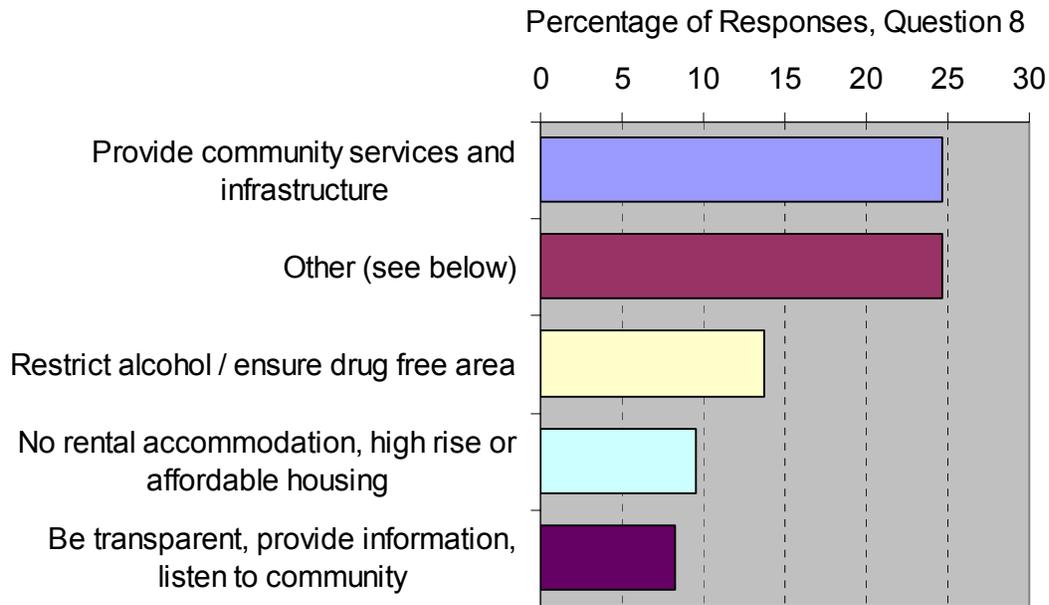
- Lots of consultation with the people who live here.
- Provide planning with opportunity for community input and any such input taken on board, local community should thereafter be allowed to develop community life as it has done in past years.
- Provide notice boards for display of future development and issues in area. Meeting rooms.

### **Other categories of response include:**

(in order of frequency, following the above five response categories)

- Pedestrian overpass to high school / pedestrian safety
- Disabled access / toilets
- Other

## Question 8: What strategies do you suggest could be implemented to lessen any negative social impacts that may arise from the proposed development?



### Examples of comments for the five most frequent response categories included:

#### **Provide community services, infrastructure**

- Make sure there is security both night and day.
- More police and a Police station. More health facilities, Hospital and Aged care. More GPs and nurses.
- Based on current lack of infrastructure, the area will need to be improved on this dramatically before the development is approved.
- Ensure adequate transport infrastructure – buses, and update of roads, health centres, dentists.
- Policing will be needed. That the youth have some sort of activities to amuse them

#### **Other**

- Prevent any social impact by having smaller village only developments.
- Better street lighting in the development area and rest of Vincentia
- Don't build the development.
- Concentrate the strategies to keep the area as a clean living holiday area – no high rise buildings.

- Public forums (eg Domain), school displays – active and passive. Encourage pride in local area. Employ a development officer to consult on future strategies.
- All roads speed limit 50km.
- A positive step to minimise waste from shops eg McDonalds type. A ban on plastic bags at shops?

### **Restrict alcohol/ensure drug free area**

- Ban alcohol. No pubs but restaurants would be nice. Set times open/close
- No alcohol. Security. Closing and opening times.
- No methadone centre there. No clubs or pubs that encourage late night drinking and vandalism in the surrounding areas.

### **No rental accommodation/high rise/affordable housing/integrated housing**

- I am concerned about the area of proposed housing in the area close to the high school on Wool Rd that has small blocks of land to be used for more compact homes, need more info on this.
- No low cost or public housing. Police presence in new development (Huskisson too remote to be a deterrent) Facilities for young people that they would want to use.
- Integrate housing types rather than isolate. Work with council to divert some Sect 94 funding to upgrade existing village centres to offset trading impact.

### **Transparency/provide information/listen to community**

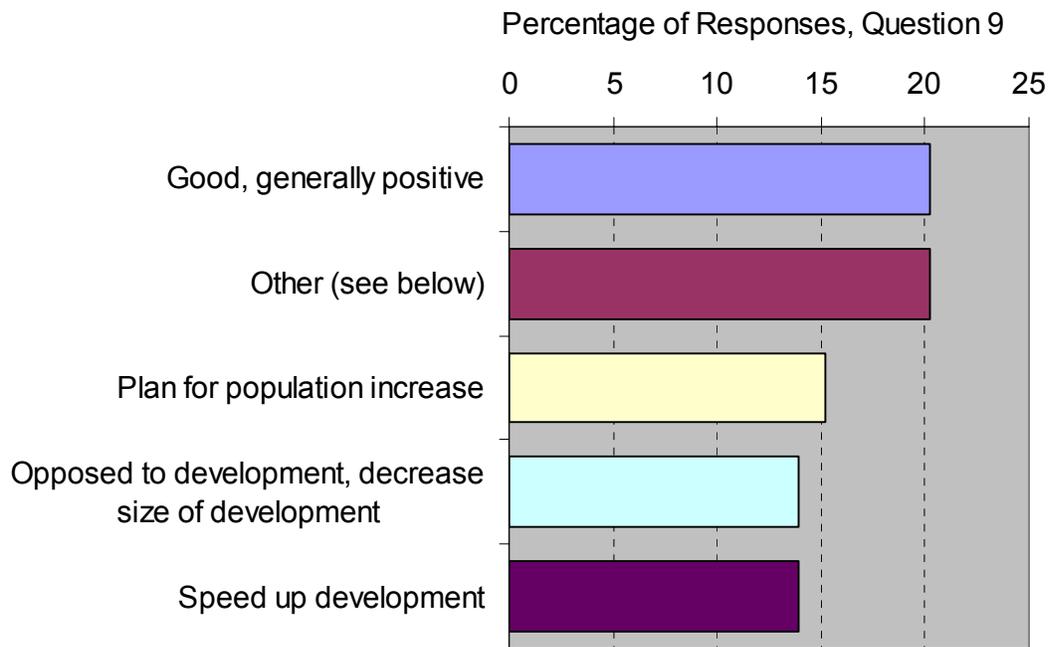
- If all the communities expressed concerns addressed, there should be little negative impact.
- Look and take notice of the majority of residents.

### **Other categories of response include:**

(in order of frequency, following the above five response categories)

- Provide facilities for children/youth
- Retain green areas
- Support existing retail area
- Liaise with govt. agencies

## Question 9: Do you have any other comments?



### Examples of comments for the five most frequent response categories included:

#### **Good, generally positive**

- I welcome a well planned project with diverse housing.
- This project is going to be good for the area.
- Good luck and do it right.
- Having lived in the area for over five years and travelling out of the area for shopping more often than not, we can't wait! We can see many benefits for locals especially with employment options which will enable the youth in our community to have a chance to stay in the area.
- A well planned concept – lets go for it!

#### **Other**

- A reply to my questions would be appreciated.
- I would like to have a retail store which we could use instead of having to go into Nowra for certain things.
- No McDonalds please or KFC. Maybe existing shopping precincts could take on new characteristics such as restaurants and specialty areas. A good fresh fruit/veg market is my greatest hope.
- Overall concern that covenants are only quality control mechanism in a 2C zoned residential development.

- What arrangements have been made for church sites?

### **Plan for population increase re infrastructure, transport, social services**

- This development, whilst aesthetically pleasing is totally unsupported by adequate social infrastructure – health, transport, education and arts.
- Make Vincentia shopping centre a large medical/dental/physiotherapy/pathology facility. Parking is only adequate for that. Don't put a parking limit of 3 hours like Nowra. You can't purchase, shop, eat within 3 hour limit.
- This revised plan is very good, so much better; provision must be made for an increased public transport structure, more buses and more people living in the area.
- Concerns regarding extra demand on services.
- An increase in population of 800 homes – 2000 people will have HUGE implications for social services, education services, medical needs etc. Council MUST plan for these things.

### **Oppose development, decrease size of development**

- We must preserve this pristine area as a marine park and ecologically sustainable surrounding for the future, for more people than just the local residents.
- We do not want a district centre 20km down a windy road to the National Park.
- Yes, I don't want it. This is supposed to be a coastal village not city.

### **Speed up development**

- Hurry up, I am getting older.
- We are looking forward to seeing this happening and in our lifetime, being in our mid sixties.
- I am very pleased to fill this in but I would like to see this happen at least within the next 4 years.

### **Other categories of response include:**

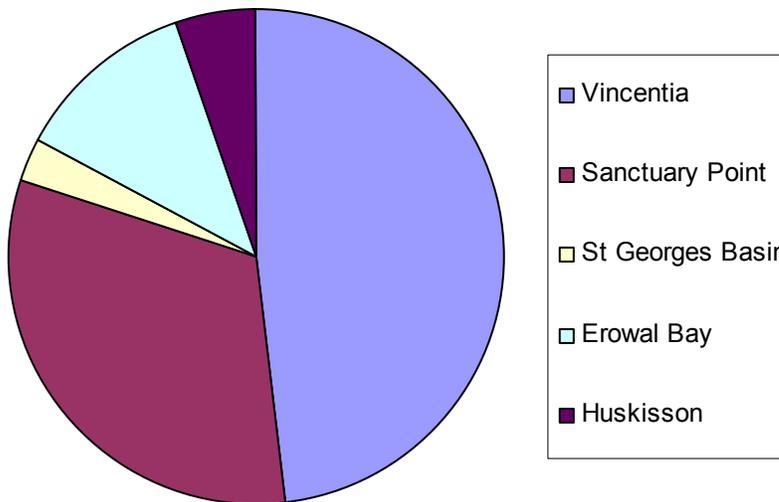
(in order of frequency, following the above five response categories)

- Provide church sites
- Control crime
- Ensure environmentally friendly development
- Respect existing population

## Respondent Demographics

Of the 86 respondents who returned feedback forms, the following demographic profile has been compiled (from responses to question 10, "Which best describes you?"):

- 80 of the 86 respondents (93%) indicated that they were from the Bay and Basin Area. Of these, the breakdown of villages is shown in the chart below:



- 13 of the 86 respondents (15%) indicated that they were the owner of a holiday house, weekender or rental property accommodation.
- None of the respondents indicated they were visitors to the Bay & Basin area.
- 5 of the 86 respondents (5.8%) indicated that they were a business operator or commercial property owner in the Bay & Basin area.
- Of the 10 respondents who indicated that they were an 'other' stakeholder, there were 2 church members, 1 health care worker, 1 member of a support group, and 1 member of the Progress Association.

# Consultants' Notes

## Tim Elgood - CJP ESD

1. Delivering sustainability: a majority of the questions relating to sustainability were on the topic of the delivery process and how we maintain the integrity of the ESD strategies with the Project Home Builders.
2. Project home builders seem to have a poor reputation in Vincentia with issues mentioned such as the retention of trees on site, large amount of west facing glazing, poor quality construction etc.
3. The general theme of all these questions was- How do you enforce the ESD targets and how can you measure it?
4. Rainwater recycling: We were questioned for a lengthy period by a Chemical Engineer on the reason why we did not have a centralised rainwater collection system that pumped recycled water to all the dwellings rather than having individual rainwater tanks.
5. AAA rated shower heads: One person (in the water industry) mentioned how poor AAA rated shower heads are in terms of having a decent shower that you don't have to run around in to get wet. She mentioned that people just end up ripping them out.
6. Transport: One family mentioned that it would be a good initiative to open up the cycle ways to the other villages, Hyams and the other beach areas.

## Crosbie Lorimer - Clouston Landscape Design

1. Generally the great bulk of comments were positive about the development.
2. Tree retention: this was No 1 concern on landscape:
  - How achieved? It is too easy to remove trees under Council's current code
  - EMP will need careful enforcing with builders
  - Not easy to retain trees on private house lots
  - Trees retained can be dangerous near buildings
  - Those who buy will not necessarily live there; will tenants be interested in native planting etc?
3. Cycle paths: generally very supportive:
  - Reduces car dependency
  - Several people very keen to see link path to Vincentia to go in early in development
  - Some concern over recreational use of bikes in bush
4. National Park: some expressed concern over impacts of development on National Park:
  - Significant edge effects: fire, weeds, dumping etc
  - Loss of proper wildlife links
5. Design Guidelines: several expressed desire to see more detail on landscape elements. Wanted to be involved in further consultation on design guidelines matters like:
  - Boundary fences
  - Driveways
  - Tree retention
  - Planting in private land

6. Covenants and Incentives: many wanted to know details on 88B covenants. Most very concerned at enforceability. Most perceived Council has poor track record to date. Matters to be considered in covenants should include:
  - Cats
  - Tree retention
  - Use of native plants
  - Solar panels
  - Native plant giveaway
7. Estate Management: one comment re improvements archived at Henry Kendall Estate through regular monthly meeting
8. Skateboard Park; one parent very keen to have further details on proposed skateboard parks
9. Matters not specifically related to landscape included:
  - Building Heights: concern over 3 storey proposed
  - When will it start? Many keen to see construction of Shopping Centre asap
  - Extent of residential; many thought still too many lots
  - Lot sizes: several negative comments re lot sizes under 300m2
  - Traffic: concern over impacts on Jervis Bay Road
    - Increased volume and congestion
    - Capacity of roundabout at Wool Road
    - Adequacy of link at main road junction from Nowra
    - Increased native animal road kill likely, already bad
  - Support from Seniors for buses to centre. ('Will there be places to feed the ducks?')
  - Concern over increased bushfire impacts
  - Need for services ('Will there be a police station?')
  - Jobs; many considered the development essential for jobs in the area
  - Infrastructure: some thought existing inadequate and not capable of supporting development, even with enhancement ('presently have numerous blackouts locally')
  - Shopping; generally the most positive aspect for many. Some concern over impacts of new centre on exiting local shopping
  - Council: general concern amongst many that the real aspirations of the proposal would not be followed through by Council; many cited poor track record on aspects of tree conservation etc
  - Conservation area; some thought it inadequate in size. Many wanted to know if cat prevention policy
  - Name: one person wanted Vincentia removed from name of development. Considered reduced exclusivity of Vincentia with impacts on real estate value

## Jason Rudd - MWT Traffic & Transport

"Level of importance" factor is based on the number of people that raised the issue (1=most important, 5=least important).

1. Safety / Design of Wool Rd / Naval College Rd Roundabout (Importance = 1 )
  - Safety concerns with introduction of a 5<sup>th</sup> leg to the intersection.
  - People already critical of the way people drive this roundabout (lack of use or improper use of indicators). New leg will make this worse and lead to more accidents.
  - To support 5<sup>th</sup> leg the roundabout will need to be made larger.
2. Improvements to Jervis Bay Road / Naval College Rd (Importance = 1)
  - People very concerned about the capacity of Jervis Bay Rd to accommodate future traffic.

- Questions nearly always related to “what improvements are proposed along Jervis Bay Rd?” and “what intersection treatment would be installed at the Hwy intersection ?”
  - Perception roughly 50 / 50 that upgrading was the responsibility of the Developer / Council.
  - There is obvious confusion or misconception about who is responsible for regional road improvements.
3. Capacity of Wool Rd / Naval College Rd Roundabout (Importance = 2 )
    - Concerns regarding the ability of the existing roundabout to accommodate additional traffic.
    - Perception that the roundabout is already busy and experiences queuing, particularly during peak summer and morning periods.
    - Queuing was perceived to be a problem if more than 3 or 4 cars queued at the intersection.
  4. Improved Public Transport Services (Importance = 2 )
    - People complained about existing poor bus services, particularly the elderly who need to access Nowra for medical reasons.
    - People very excited about a potential transport hub at commercial centre. Expectation that mini buses would be used to shuttle people from villages to Vincentia commercial centre.
  5. Lights at Wool Road / High School / Leisure Centre (Importance = 3)
    - Lights not generally favoured. However, the reasons for the dislike of lights were purely don't want lights in Vincentia (ie. “this is a country environment not a city environment”).
    - General perception that lights improved access for school children across the Wool Rd and on this basis lights may be acceptable.
    - Other suggestions for crossing included a pedestrian bridge. Acknowledge that bridges are expensive and under-utilised by school children unless supervised
  6. Access to Development from Naval College Road (Importance = 4)
    - Priority intersections acceptable provided that right turn lanes provided.
    - Concern raised over alignment and sight distance issues.
  7. Cycleways (Importance = 5)
    - Link to regional route (ie. Huskisson / Vincentia) was a good idea for the “kiddies”.
  8. Internal Site Road Design (Importance = 5)
    - A few people expressed a concern regarding narrow laneways within the development.
  9. Other Issues Raised by Individuals
    - Questioned the traffic generation presented in the Traffic Report. Background growth has increased since last Christmas period when surveys were undertaken.
    - Potential for a slip lane to be constructed at the Wool Rd / Naval College Rd Roundabout for the left turn from Wool Rd northbound to Naval College Rd. This would take a significant volume of traffic out of the roundabout circulation.
    - Concern raised about Huskisson and Vincentia town centre impacts resulting from additional 650 dwellings. Not enough parking at these locations to cater for existing demands.
    - Resident on Naval College Rd:
      - Concerns about current access to the road with poor sight distances.
      - If new access intersections are created for the development, how will it affect their access, particularly safety?

## Paul Nichols WSUD Forbes Rigby

1. We support the development, but don't want to see a 'walled city' or something like Shellharbour.
2. You are doing a good job. Young people need a place to live
3. There is a mixed bag of people here: both old and young, so you have to allow for that. I think the development is a plus for the area. It is good that you are looking at the environment. Make sure you have got bushfire covered properly.
4. The site is located in an environmentally sensitive place. There is only a 5-km wide strip of land between Jervis Bay and Georges Basin. Given the existing urban development already in Old Erawal Bay and Vincentia, the imminent development of the proposed heritage estate, and now Stockland's development, I am concerned this will seriously inhibit existing wildlife corridors. It is good however to see the consideration you have given to water quality issues.
5. I am philosophically opposed to the development based on environmental grounds. It is being proposed in the wrong place.
6. I acknowledge that you have reduced the number of lots and have included a number of good (WSUD) design measures in an attempt to do better than the norm, but there is a limit in how far you can go in minimising impacts. I am not convinced that a target of 'no net reduction in pollutant loads' can really be attained.
7. I think the proposal for a management trust for ongoing maintenance is a good one, but I would like to see community involvement on the board. You should also consider a representative of the Southern River Catchment Management Authority (new government body) for board membership.
8. I support the development, especially the shopping centre. I recommend that you put a small charge on trolleys (eg, \$1) to encourage kids to collect them, so they do not end up in the bush or creeks.
9. ATM security is also important. I would like to see secure rooms for ATMs as have been provided in some new developments I've seen.
10. We are concerned over impacts of changes in the hydrologic cycle on the National Park, but thank you for your detailed explanations. We will consider what you have said, and will make a written submission on the form provided to us.
11. I am very concerned over potential impacts of the shopping centre on leek orchid habitat. The Civic/Leisure precinct is also a contentious part of the development proposal.
12. I am sceptical over the ability to retain trees at the rear of blocks given conflicts with Council tree policy.
13. I am comfortable with the commitments the consultants have made on a one to one basis, but I do not trust commitments from large corporations who are answerable to shareholders.
14. I am concerned about potential impacts on Jervis Bay. I do however support the proposal for mandatory water tanks. This is a plus.

## **Alsion Hunt Ecology ERM**

1. Habitat corridors, especially in relation to Heritage Estate;
2. Many people asked about water issues, ie. quality and volumes; and
3. Cats are a major problem for wildlife.
4. In general the majority of people I talked to were enthusiastic about the development.

## **Geoff Young - Bushfire Management**

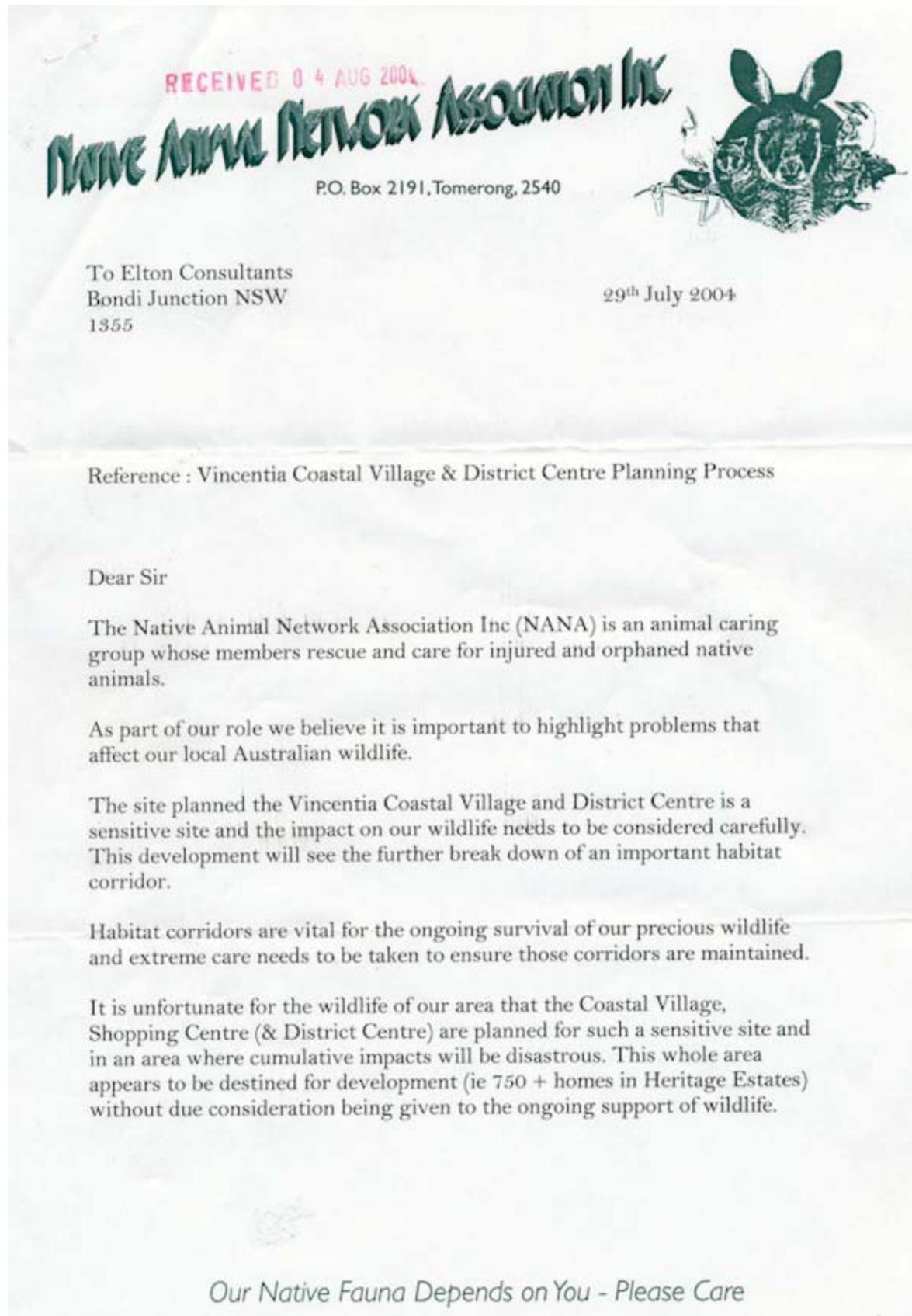
1. Many people wanted to know whether there will be a fire brigade station at the site. In particular they wanted to know whether there will be a 'full-time' urban brigade (not just a Rural Fire Service Brigade consisting of volunteers). On similar lines people were interested in ambulance and police services too.
2. There were a number of RFS firefighters from the local brigades (Erowal Bay, Sanctuary Point and St Georges Basin). They were generally supportive of the bushfire protection provisions designed for the development. But all expressed that it will result in a lot more work for them but hopefully more volunteers and equipment.
3. One negative comment revolved around the retention of the riparian reserves and the other bushland reserves, stating it was a mistake to have these reserves; we haven't learnt from Canberra; and it will allow fire to spread through the residential area etc. He suggested that we clear all bushland.
4. In regard to hydrants and water supplies - there was a general concern by a lot of residents about Shoalhaven's water supply and whether there is enough to continual support large developments such as this and others in the Shoalhaven. It was amazing how many people were 'disgusted about Sydney using water from the Shoalhaven.
5. Many long-term residents although supportive of the design and concepts of the development they were not positive about the ability of Council to control the development after consent is given. A lot of people stated the Henry Kendall development as an example of Council's inability to monitor the development to prevent environmental damage.
6. The majority of people were positive about the development and its design.
7. Other non-bushfire related questions were:
  - When is it going to start?
  - What sort of services and shops will be in the retail and commercial areas?
  - What is adaptable housing?
  - Will there be covenants to prevent wide spread clearing and 2 m high colourbond fences?

### **Martin Wells Forbes Rigby**

1. Many comments related to acceptance that development would proceed and requests as to when construction is likely to commence?
2. Residents around Bi-Lo are looking forward to a reduction in truck traffic in the area.
3. General acceptance from community that development of some form will proceed. Generally happy with the imagery of the development being proposed.
4. Many people were pleased that public transport in the area will improve.
5. A few people thought the 5th arm of the roundabout was a bad idea. Roundabouts are confusing and a 5th arm will create congestion.
6. A few people queried whether this development was related to the Heritage Estate.
7. A couple contractors were looking forward to construction activity and would like to be able to tender on the works.
8. A couple people expressed frustration at the one-sided views of the residents congregating at the ecology boards. They thought that ecology issues should not drive the form of the development. Something like "the area needs a shopping centre and economic development. A couple birds shouldn't jeopardise the outcome".
9. Two residents opposite the proposed northern intersection on Naval College Road were primarily interested in how the proposed intersection would affect their driveway access.
10. One gentleman believed Naval College Road did not have the capacity to take the additional traffic.
11. Some aversion to the small lot size of the "adaptable housing" area next to the leisure centre.

### **Kelly Miller Stevens Group**

1. District Centre design overall is great, big signage pylons like Nowra are tacky;
2. Large attendance this time of absentee owners and people who use their Vincentia land as holiday;
3. Recommendation from Terry that we have a public meeting, all other parties thought our open day was a better result as it gave them time to look at the plans in peace and quiet;
4. Will the water down stream of the Leisure Centre be protected, can we guarantee that we will do the correct work to ensure that it will be protected;
5. Ban Cats and Dogs;
6. General disbelief that we will not build the thing and we are full of hot wind just like the other developers;
7. Who will approve this Council or State Government, was a common question?
8. How we control bushfire and protect residents living amongst all of the bush;
9. The Eastern Bristlebird doesn't exist along Wool Road and that space should be open for passers by to see into the Heath and Shopping Centre;
10. Police, Ambulance, Day Surgery, Doctor, Dentist, Orthodontist and Fire Brigade all main concern, reinforced by almost every person as a necessity;
11. How many carparks, will they be free and light up at night?...Common question!
12. Footpaths and Road widths were a common question;
13. Need for more appealing fashion came from many of the ladies;
14. General good response from all retirees and young families;
15. Please don't make the houses look like heritage estates or kit homes;
16. Please don't make the blocks too small;
17. Can we restrict caravans on site;
18. Separate boat and caravan holding area to keep blocks tidy and free from them came on several occasions;
19. Petrol Plus big plus;



RECEIVED 04 AUG 2004

# NATIVE ANIMAL NETWORK ASSOCIATION INC

P.O. Box 2191, Tomerong, 2540



To Elton Consultants  
Bondi Junction NSW  
1355

29<sup>th</sup> July 2004

Reference : Vincentia Coastal Village & District Centre Planning Process

Dear Sir

The Native Animal Network Association Inc (NANA) is an animal caring group whose members rescue and care for injured and orphaned native animals.

As part of our role we believe it is important to highlight problems that affect our local Australian wildlife.

The site planned the Vincentia Coastal Village and District Centre is a sensitive site and the impact on our wildlife needs to be considered carefully. This development will see the further break down of an important habitat corridor.

Habitat corridors are vital for the ongoing survival of our precious wildlife and extreme care needs to be taken to ensure those corridors are maintained.

It is unfortunate for the wildlife of our area that the Coastal Village, Shopping Centre (& District Centre) are planned for such a sensitive site and in an area where cumulative impacts will be disastrous. This whole area appears to be destined for development (ie 750 + homes in Heritage Estates) without due consideration being given to the ongoing support of wildlife.

*Our Native Fauna Depends on You - Please Care*

## Nana Submission

As noted in your ecological report there are threatened species on the site.

It is difficult to see how threatened species or any species will be able to survive in such a large development with so many houses and streets which means more traffic, more domestic pets (dogs) which also means more problems for wildlife.

We do applaud the decision not to allow residents to have domestic cats on the site. Responsible pet ownership is supported by members of NANA and this rule helps bring about the realisation that cats can impact on wildlife.

Shoalhaven City Council supports the presence of NANA members when sites are being developed and when habitat trees are felled. In this way our members can rescue and care for any wildlife that may survive clearing and felling of trees.

I believe a representative of NANA should attend any future meeting held by your consultants with local interested groups. I may be contacted by phone 44438337 or by mail at the above address.

Thank You



John Bromage  
President

associated with wil

**VINCENTIA RATEPAYERS AND RESIDENTS ASSOCIATION INC.**

PO Box 149  
Vincentia 2540  
24th July 2004

Elton Consulting,  
PO Box 1488,  
BONDI JUNCTION 1365

**Vincentia Coastal Village & District Centre**

Dear Sir,

We appreciated the opportunity to attend both the consultative bodies session on 16<sup>th</sup> July and the public display on 17<sup>th</sup> July for community updates on the proposed Stockland's development at the Vincentia Crossroads site.

As you might expect, we have some concerns, the major one of which is in the allocation of the various housing choices across the site. While we support the concept of "village homes" or adaptive housing we are concerned at the concentration of 150 of these homes in one pocket adjacent to the existing Leisure Centre and isolated from the bulk of the development. We believe this style of housing should be better distributed amongst the other housing choices rather than risk it becoming some kind of less desirable 'block'. It does, after all, constitute around 20% of the total number of housing lots.

Another major concern given the 2c zoning of the residential land in the development, is the reliance on covenants and guidelines to maintain building quality control. This zoning and what it can permit is a source of much concern in the Shoalhaven. We seek assurance as to the permanent enforceability of covenants and guidelines.

We ask whether a copy of the covenants and guidelines you propose will be available either prior or on lodgment of the DA ? We certainly would like to examine these.

While consultants have undertaken studies for projected traffic around the development and even though it is probably outside Stockland's responsibility, traffic congestion at the Jervis Bay Road / Princes Highway intersection already become chronic during peak holiday periods and most occupants of the development will utilise the Jervis Bay Road to enter and exit the area.

The other traffic concern is at the intersection of the Wool Road and Jervin Bay road. With your development and the proposed large residential development just behind the High School on Jervis bay Road, and perhaps the Heritage Estate in the future, there will be huge traffic pressure on this intersection especially in peak holiday times. We hope you are liaising with the relevant roads and traffic authorities for solutions.

Allowing for the site topography and a degree of landscaping we would be disappointed if parking lots dominated the views of the District Centre from the surrounding areas.

An additional point relates to the design and facilities of the 'Town Square'. Will it provide facilities for community activities such as outdoor exhibitions, street theatre, festive occasions and the like? The Jervis Bay and Basin area badly needs a focal point for such activities.

## Vincentia residents & Ratepayers Association Submission

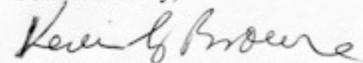
Your representative at the exhibition did offer to forward to our Association documentation of Saturday's display. This would be appreciated as not all of our members were able to attend the exhibition. I would also allow us to further consider matters and show them to other members of the public. Please forward to our mailbox.

Finally, we would appreciate notification of when the DA will be lodged and whether appropriate documentation will be easily accessed by the public.

Should you wish to email either myself or our vice-president, here are our email contact points;

President: Kevin Browne [thekgb@shoalhaven.net.au](mailto:thekgb@shoalhaven.net.au)  
Vice President Ken Jones [Southwhim@ozemail.com.au](mailto:Southwhim@ozemail.com.au)

Yours sincerely,



Kevin Browne,  
President

# Vincentia Coastal Village & District Centre Planning Process Community Information and Feedback Session 3 Feedback Form

Thank you for participating in this third and final pre-lodgement Community Information & Feedback Session for the proposed Vincentia Coastal Village & District Centre. Your comments on the material you have seen today and any other issues you feel are relevant are appreciated.

Your responses to the following questions will help us to develop an understanding of your views regarding aspects of the preferred planning option. The project team will use your feedback to refine this option prior to submission with the Department of Infrastructure, Planning and Natural Resources.

All the information you provide will be treated as strictly confidential and no individual will be identifiable in any reporting associated with the consultation.

**2. What are your views regarding the proposed residential village?**

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**3. What are your views regarding the proposed District Centre?**

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**4. Do you have any comments regarding the approach to ecology and the environment in the preferred planning option?**

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**5. Do you have any comments regarding the traffic, transport and pedestrian/bicycle access plan proposed in the preferred planning option?**

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**6. Do you have any comments regarding the approach to landscaping in the preferred planning option?**

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**7. Shoalhaven City Council and Stockland are taking a collaborative approach to providing community facilities within the District Centre.**

**a) What type of community facilities would you like to see located in the vicinity of the shopping area of the District Centre?**

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**b) What type of community facilities would you like to see located in the vicinity of the Bay & Basin Leisure Centre?**

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**8. What do you suggest could be done to increase the positive contribution that the proposed development may make to community life in the Bay and Basin area?**

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**9. What strategies do you suggest could be implemented to lessen any negative social impacts that may arise from the proposed development?**

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**10. Do you have any other comments?**

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**11. Which best describes you? (Please tick one or more)**

- A resident of the Bay & Basin area from \_\_\_\_\_ (please name village)
- An owner of a holiday house / weekender / rental property ( please circle)
- A visitor to the Bay & Basin area
- A business operator or commercial property owner in the Bay & Basin area
- Other stakeholder (organisation etc)\_\_\_\_\_

**Please complete the feedback form and place it in the box provided at the exit. If you would like more time to respond, please return the completed form to us by Monday 2<sup>nd</sup> August, by:**

- Fax (02) 9387 2557 (Please fax both sides of the form)
- Post using the reply paid envelope to Elton Consulting PO Box 1488 Bondi Junction 2022
- Email [talkvincentia@elton.com.au](mailto:talkvincentia@elton.com.au)

**If you wish to make additional comments feel welcome to append them to this form.**

**From 23<sup>rd</sup> July, you can view the information presented today and also provide your feedback or comments through the consultation website:**

[www.elton.com.au/talkvincentia/](http://www.elton.com.au/talkvincentia/)

**Thank you for taking the time to provide your comments.**

# **Appendix D**

**Vincentia Coastal Village and Bay & Basin District Centre  
Youth Consultation Session**

**Vincentia Coastal Village and Bay & Basin District Centre  
Youth Consultation Session  
Thursday 13<sup>th</sup> May 2004 5:30-7:00pm**

The following points are a summary of the answers given by participants in response to the question:

***What do you think will make the new Bay and Basin District Centre a great place for young people?***

- Placing an emphasis on maintaining local biodiversity and ecologically sustainable development
- Embracing and providing resources for youth culture
- Providing a reliable, effective, frequent and affordable transport system
- Ensuring a diversity of facilities and shops to cater to the community
- Providing opportunities for youth employment and training
- Creating a relaxed, coastal open and supportive community
- Providing for the expansion of recreational facilities

Detailed suggestions for each of the above objectives were as follows:

**Placing an emphasis on maintaining local biodiversity and ecologically sustainable development;**

- Prevent over-urbanisation
- Plant native trees and develop wildlife
- Local work for the dole groups could be included in work experience opportunities such as landscaping etc.
- Strategies to alleviate urban sprawl should be incorporated into planning of the site
- Provision of Community Gardens and parks to sit in

## **Vincentia residents & Ratepayers Association Submission**

- Environmentally safe drainage etc
- It's already hard to find a place to live with pets allowed so banning pets from the estate needs to be rethought, especially for older lonely people
- Make sure the shopping centre responds to the local character
- Community garden for locals to plant native species
- Emphasis on biodiversity

## **Embracing and providing resources for youth culture;**

- A stand alone youth centre which could double as a venue
- Performance/entertainment area like those in Wollongong
- Billboards/screens with art instead of advertising
- Exhibition space with rotating/new exhibits
- A decent nightclub or pub with style and a good DJ so you don't have to travel to Nowra
- Community space with heaps of room to move
- Youth based services, for example counselling and career guidance
- Decent music in the centre
- Live music
- A place for youth to express themselves
- Entertainment for under 18's
- Entertainment; gaming, cinema

## **Providing a reliable, effective, frequent and affordable transport system;**

- A good transport system which doesn't cost a fortune
- A regular shuttle bus service around Bay and Basin area, at least every 2 hours
- Maintenance of existing roads to cope with the extra flow of traffic and parking

## **Vincentia residents & Ratepayers Association Submission**

- Roads that are big enough to drive around on- plenty of space
- Regular transport to and from Nowra/ outer areas
- Unlock the villages

## **Ensuring a diversity of facilities and shops to cater to the community;**

- More childcare facilities for young mothers
- Childcare services- day care
- A new service station eg: Coles Express, cheap fuel with shopping docket
- Diverse food places
- Shops to attract young people, surf shops and male and female fashion shops
- Vegetarian food places even though I'm not one they're so hard to find
- Not just shops where you buy material things but an interactive place like a games room
- More days with late night shopping

**Providing opportunities for youth employment and training;**

- Employment and training opportunities for local youth – TAFE?
- To have more job opportunities
- Tertiary education facilities
- Access to university and TAFE
- Extra support for local business owners

**Providing for the expansion of recreational facilities;**

- Skate park for youth fostering local talent
- Outdoor recreation facilities; skate park, cycle ways, walking tracks, parks
- Better sporting facilities eg: soccer fields, netball courts
- A controlled hoon area somewhere in the Bay and Basin Area