

By email Wednesday, 20 May 2026

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## VRRRA Submission—CISP Survey Vincentia sites

The Vincentia Residents & Ratepayers Association (VRRRA) submits this response on behalf of the broader Vincentia community—including the many residents who were **unaware** that the CISP survey was underway, or that multiple local open spaces are flagged for ‘divestment.’ Our feedback draws on decades of collective experience in planning and community engagements processes, direct conversations with residents, and on-the-ground knowledge of how Vincentia’s public space’s function.

Our concerns fall into two categories:

1. **Systemic issues with the CISP process and engagement, and**
2. **Site-specific issues that reveal deeper planning flaws.**

### 1. The CISP process has not reached the community it affects

#### 1.1 Communication has been inadequate and inequitable

Many residents living directly beside some of the identified sites had **no idea** their local reserve was under review. The VRRRA’s own attempts to notify neighbours revealed widespread unawareness. Relying on Facebook, Instagram, and passive website updates is not meaningful engagement—especially in a community with older residents, shift workers, and people who do not use social media.

Even community organisations received minimal communication. The VRRRA has had almost no updates from Council over the past year.

#### 1.2 The survey is inaccessible and burdensome

Residents are asked to digest 120, 200 and 730 page pdf documents of supporting material before they complete the survey. This is unrealistic for most people.

#### 1.3 The mid-process briefing was too late and too narrow

The briefing session:

- occurred halfway through the exhibition period
- was not open to the general community
- focused on how to click through the survey, not on explaining the implications for Vincentia

This means most residents never received the planners’ explanations that were provided only to CCBs/ACFs.

#### 1.4 Survey integrity and data reliability

The CISP survey does not authenticate respondents or limit individuals to a single submission. This raises concerns about data integrity, representativeness, and the reliability of the results. Without verification mechanisms, how does Council ensure that responses reflect the views of Vincentia residents or that the dataset has not been

unintentionally skewed? For a process informing 30-year strategic planning and potential land divestment, stronger methodological safeguards would be expected.

## 2. Key Findings in Needs Assessment suggests Vincentia, Erowal Bay and Surrounds are over provisioned with passive recreational parks

The CISP appears to start with the assumption that Vincentia and surrounds is over provisioned with local passive recreation parks. And certain open spaces are 'surplus,' suitable for divestment, rather than beginning with a strategic assessment of future needs. This reverses the logic of planning and conveniently supports the CISP inclusion of sites nominated for divestment. The identification of land for divestment at this stage of the survey should not be part of a strategic vision for community infrastructure. It can potentially be an outcome depending on the information gathered, but nominating sites for divestment by council has created doubts within the community about Council motives for the survey.

### 2.1 Vincentia's small reserves are not 'surplus'—they are part of the original planned allocation of open space provisions

Vincentia's 1950s subdivision was deliberately planned to include:

- pedestrian accessways
- green corridors
- fire access breaks
- small pockets of neighbourhood reserves.

These are identical in purpose to the accessways in the recently developed residential precinct of Bayswood—yet Bayswood retains all of theirs, while Vincentia's are being flagged for disposal. The amenity provided by the quantity and high quality active and passive recreational parks within that small area of Bayswood, stands in stark contrast with the provisions of active and passive recreational parks in the northern part of Vincentia between Moona Moona Creek and the Vincentia shops. Bayswood is the equivalent in size to the northern part of Vincentia. This inequity makes no sense. Why should Bayswood's established allocation of recreational open space be respected, but Vincentia's reduced?

### 2.2 — Most of the reserves serve critical functions in a village with almost no footpaths

Vincentia lacks a connected footpath network. Residents—including families with prams, older people with walkers, and wheelchair users—often walk on the road because verges are uneven, sloped, or obstructed. The footpaths that do exist, such as the **Huskisson–Vincentia Foreshore cycle/pedestrian path**, is **very limited and is poorly connected to the rest of Vincentia**, requiring residents to traverse urban streets and cross busy roads without pedestrian infrastructure. Pedestrian activity on roads is a common. In this context, Vincentia's small reserves are not incidental spaces—they are essential parts of the pedestrian network. They:

- provide safe pedestrian shortcuts
- reduce exposure to vehicle traffic
- connect neighbourhoods to bushland and the golf course
- maintain emergency access routes.

Removing them because they 'cost money to mow' is not a strategic justification.

## 3. Site-specific concerns

### 3.1 Beach Street Reserve

This open space reserve:

- sits at a key junction between Elizabeth Drive and Beach Street to provide good sight-line safety for approaching vehicles at an awkwardly angled intersection
- contains mature trees that define Vincentia's coastal-bush character

- is a welcome green pocket in what is otherwise a long line of 2-storey development lining Elizabeth Drive
- forms part of an interconnected system of green open spaces for pedestrian movement.

It is too small for development without removing trees. Why not provide further landscaping for these small reserves that add to the amenity and local biodiversity. Divesting it does not benefit the surrounding community.

### 3.2 Violet Clarke Reserve

The proposal to remove playground equipment:

- eliminates a high visibility, safe, shady, and accessible spot for families with small children to stop and play while walking to or from the shops.
- contradicts the Needs Analysis (which rates the equipment as ‘average’ with 13 years of life remaining)
- removes the very thing that attracts people and gives the park a purpose, while incurring unnecessary removal and rehabilitation costs for Council.

This is a convenient neighbourhood play space for many local families and visitors. Why remove existing amenity at cost? It should remain a recreational park with a play space.

### 3.3 Other small reserves

These parcels:

- support pedestrian movement
- provide fire access
- maintain neighbourhood permeability
- contribute to biodiversity and character
- reflect current planning ideals for creating active travel opportunities in the villages we live and work in.

They should not be divested without **site-specific public notification** and evidence they are genuinely no longer needed for operational or community use.

### 3.4 Beach—Edward Street Reserve

This triangular parcel may be suitable for reversion to residential use, subject to confirmation of easements and stormwater function. The VRRRA does not oppose further investigation.

## 4. Plantation Point and the pump track proposal

The pump track proposal illustrates the CISP’s lack of strategic clarity.

Plantation Point:

- is already a heavily used recreational park containing a playground, toilets, seating and an underperforming bocce court
- pump track suggestion would take up significant space at the expense of existing green lawn area and it would require significant investment plus lighting, fencing and possibly more parking.

The bocce court is poorly located, rarely used, and a trip hazard at night, which demonstrates the risk of installing infrastructure without proper consideration and site analysis.

A pump track may be needed, but **why Plantation Point?** Why not a site closer to the high school or sporting precinct? What other sites were considered?

## 5. Vincentia Community Hall—a planning failure

Vincentia does not have a true community hall. The current building is a repurposed structure in an isolated, constrained location, landlocked by the Coles carpark with poor access, limited functionality, and no capacity to support multiple simultaneous uses. It was never designed to be a public hall, and its physical constraints cannot be resolved through refurbishment.

The CISP survey asks residents to choose between ‘retain,’ ‘refurbish’ or ‘investigate a new site,’ yet provides **no realistic pathway** for a new facility—no identified land, no funding strategy, and no long-term vision. This forces the community into a questionable choice: defend an inadequate building or agree to an investigation that cannot realistically occur within Council’s infrastructure strategy.

### 5.1 Key Findings in Needs Analysis on provision of community hall/centre is highly questionable

The Needs Assessment suggests that Vincentia, Erowal Bay and surrounds is overprovisioned with one extra community hall. What does this mean? Does it mean either Vincentia or Erowal Bay has a hall it doesn’t need.

The suggestion—implicit in the CISP—that villages could use halls in other villages or other precincts is **neither practical nor equitable**.

For Vincentia, those halls:

- already serve their own communities’ needs
- have established user groups and regular bookings
- are not designed to absorb the population of one of the Bay & Basin’s largest townships
- are geographically distant for many Vincentia residents
- disadvantage people who cannot drive or travel long distances
- shift the burden of Vincentia’s unmet needs onto other villages.

A community of Vincentia’s size should not be dependent on the goodwill or spare capacity of neighbouring townships. This is not how equitable precinct planning works.

### 5.2 Vincentia needs its own purpose-built facility

A township of this scale requires:

- multiple rooms for simultaneous activities
- accessible, central location preferably with street frontage
- outdoor space for markets and events
- safe pedestrian access
- adequate parking
- a facility comparable to Huskisson’s, which successfully supports diverse community uses.

The CISP does not identify where such a facility could go, how it could be funded, or how it fits within a 30-year strategy. Without this, the survey’s questions about the hall are **not strategic planning**—they are cost-containment exercises.

### 5.3 A 30-year plan should not lock Vincentia into a substandard facility

The current hall’s limitations are structural, not cosmetic. Its location, access constraints, and building form mean it will never function as a true community hub.

Yet the CISP offers no alternative vision, leaving Vincentia with:

- an under-performing hall now
- no identified land on which a future hall could be built
- no solid undertaking to identify a site and plan for a hall in the future.

This is a fundamental planning failure in a document intended to guide infrastructure to 2056.

## 6. A 30-year strategic plan without a vision

The CISP focuses on:

- maintaining existing assets
- minor upgrades
- divesting land.

It does **not** address:

- how community infrastructure is planned to grow to be able to serve the needs of the 30-year forecast for population growth
- what land is available and/or being set aside for future halls, youth facilities, arts facilities, recreational facilities, parks and other needs that may arise etc.
- strategic plans for preserving and enhancing the system of community recreational public open space
- strategic plans for a staged roll out of pathways and cycleways to better connect our communities.

A plan to 2056 should not be limited to cost-cutting.

## 7. Huskisson as a sister village—shared value, shared infrastructure

Vincentia and Huskisson function as **interdependent villages**, separated only by a creek but sharing daily life, services, and community identity. Many of the facilities that Vincentia lacks—cultural venues, event spaces, heritage institutions, and a vibrant main street—are located in Huskisson and are used by Vincentia residents as part of their normal community experience. Decisions affecting Huskisson therefore directly affect Vincentia.

### 7.1 The Jervis Bay Maritime Museum and Gallery (Lady Denman Heritage Complex)

The VRRRA is particularly concerned about the proposals relating to the **Lady Denman Heritage Complex**. This institution is not a 'local community facility' in the narrow sense. It is:

- a regional cultural asset
- a tourism anchor
- an educational and research resource
- a heritage institution of state significance.

It serves the entire Shoalhaven—residents, schools, visitors, and researchers—not just Huskisson. The VRRRA strongly supports the continued operation and enhancement of this institution and does **not** support any measures that diminish its accessibility, viability, or community value.

### 7.2 Lack of clarity in the CISP recommendations

The CISP survey presents two recommendations for the Lady Denman site, but the information provided is insufficient for meaningful community feedback.

**Recommendation 1** proposes 'in-principle support for development of the site conditional on acceptable tenure and asset management arrangements to reduce financial impacts to Council,' including:

- delivery of the Halloran Archive Building
- a new multi-use performance and events space
- a café
- Stage 3 of the Living Estuary Project
- upgrades to amenities.

**Recommendation 2** proposes investigating 'improved cost-recovery,' including potential transfer of management to Crown Lands.

However, the survey does not explain:

- what is meant by 'acceptable tenure and asset management arrangements'
- what 'delivery of the Halloran Archive Building' entails?
- what transfer to Crown Lands would mean for community access, governance, or funding?
- why Council would be seeking to transfer the museum to Crown Lands?

Without this information, the community cannot provide informed feedback. The VRRRA is concerned that the survey asks residents to endorse or oppose proposals that are **not adequately described**, creating the risk of unintended consequences for a significant local institution.

### 7.3 Regional equity matters

Vincentia relies on Huskisson’s cultural and community infrastructure because Vincentia does not have equivalent facilities. Any reduction in Huskisson’s capacity—or any shift in governance that reduces community access—directly affects Vincentia residents.

The VRRRA therefore urges Council to:

- recognise the regional significance of the Lady Denman complex
- ensure that any changes strengthen, rather than weaken, its role
- provide clear, detailed information before seeking community endorsement
- avoid decisions that shift financial pressure onto institutions that serve multiple villages.

A strategic plan for the Bay & Basin must treat Vincentia and Huskisson as interconnected communities whose wellbeing is shared.

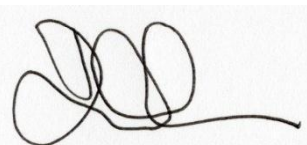
## 8. VRRRA Position

The VRRRA supports responsible asset management. But selling public land to reduce maintenance costs is not relevant to a 30-year strategic plan. Vincentia’s open spaces—large and small—form a network that enhances public access, amenity, safety, coastal environment, biodiversity, and community wellbeing.

We cannot support the proposed divestments of public land until Council provides:

- clear evidence that sites are no longer needed for Council or community purposes
- site-specific local community consultation
- genuine and transparent assessment of all alternatives
- a genuine long-term vision for Vincentia’s future.

Yours sincerely,



David Pursley  
President

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