

Vincentia Ratepayers & Residents Association



newsletter

from Vincentia



The Young Endeavour heading north in middle ground at the Jervis Bay Heads symbolises a mixture of revitalisation and nostalgia, framed by the strength of Point Perpendicular and the reliability of the lighthouse.

Image captured by John Green as he walked along Nelson's Beach in February 2026. Thank you John for your generous permission to use your fabulous photograph.

WELCOME

Welcome to the third edition of our Vincentia newsletter. In this issue we include information on:

- VRRRA's AGM and creation of a Working Paper for a development guide
- DA for 2 Barnett Street Vincentia
- Shortage of affordable housing and its influence on planning & Local Environment Plan (LEP)
- Community Infrastructure Strategic Plan (CISP) 2056 and importance to provide comment by 20th May
- Play on the story of the Nuclear Power Plant planned for Murrays Beach
- Autumn Food Festival
- Report from Chairman of Jervis Bay Community & Sports Club
- Keppel Street, Huskisson
- Penalty fee to reduce contamination of wrong waste in Yellow Bins.
- Tree canopy

AGM AND ROLE OF VRRRA

VRRRA held it's AGM on 16 April. (Link to Minutes [AGM Minutes](#))

An item of interest was creation of a Development Guide Working Paper for Vincentia. Discussion focused on the increasing numbers of DAs for large buildings occupying most of the property, often creating parking and shading issues and removal of vegetation influencing habitat loss. The DA for 2 Barnett Street (DA2026/1007) is a good example of a Development that does not abide by the current LEP. The plan for 14 bedrooms with ensuites was lodged as a 'Single Dwelling'; its size being 2.5 times the maximum permissible size of development for the site – (2.6m higher than the prescribed

height limit, and an increase in the maximum floor space ratio by 254%.)

Note: this DA attracted 103 submissions from neighbours and community. It was refused by Council staff and was then unanimously rejected when it went before Council Ordinary Meeting on 28 April.

With a growing population, a shortage of affordable housing, and increasing visitor numbers impacting our area, this is a period that could significantly alter Vincentia and nearby villages. It would be remiss of Planners and Council to disregard Community led Surveys and reports conducted in our region over the last 8-10 years. All the reports concluded the importance of maintaining and enhancing the marine and natural resources of the area and to manage residential growth that is environmentally, socially and economically sustainable. Housing and commercial developments that are not sensitive to our fragile natural environment will impact our domain in numerous ways.

Development needs community oversight. Precedents are created when unfit developments are approved.

There is currently a proposal that is creating significant concern for Bay & Basin communities – to construct 11 blocks of flats 6-8 stories high, for 500+ residences, in Anson Steet St. Georges Basin. This proposed development will include an 'Affordable Housing' element. (In general terms 'Affordable' housing means 20-30% less than average market rent and leased for 15 years.) The proposal does not include 'Public Housing'.

The large community gathering listening to the presentation by the Developer's representative on April 16 expressed their concern when the speaker stated the State Government is more flexible now by allowing developments outside of the LEP to address the housing shortage. Arguments on lack of essential infrastructure, services for health, childcare and schools, effect of increased traffic on local roads, and the adverse environmental impacts from run-off into the Basin waterway

from significant excavations that include underground car parks were all raised.

We know Council's LEP is being reviewed, but there is little information on how far it has progressed and what role community groups will have. However, by being prepared and recognising what the Vincentia community want, we hope to be able to have input.

The suggested drafting of a 'working paper' as a development guide for Vincentia – to be discussed at the next VRRRA General Meeting was well received. It demonstrates VRRRA's role is a community consultative group dealing with more than roads, rates and rubbish.

In the same vein:

The NSW Government is proposing changes to the community participation process to expedite developments, stating it will make “the planning system faster, fairer and more outcomes focused.”

How? In summary:

- Standardising and reducing the number of local development application types that need to be exhibited by councils to those with the highest impact.
- Standardising the process for notification of Complying Development and giving neighbours 7 days' notice before any works begin.
- Extending minimum consultation timeframes on state-level strategic planning initiatives like Region Plans and the State Plan from 45 days to 60 days.

To know more on Community Participation Plans, visit the [NSW Planning website](#)

The opportunity to provide feedback is available until Wednesday 3 June 2026. Two options are available:

- a formal written submission via the 'make a submission' form at the bottom of their website; or

- complete a [short survey](#) where you can provide feedback on some of the key changes proposed as outlined in the Discussion Paper.

If you care about Vincentia and want to help shape our future domain, we invite you to join – or rejoin – the VRRRA. We rely on community support, and we welcome both long-term residents and ratepayers and those new to the area to achieve our aim for a stronger, connected, and resilient community voice. With new committee members, VRRRA's energy and focus is on rebuilding engagement and strengthening our advocacy for Vincentia.

Protecting our environment, segues to a 'Live Performance Reading' at the Jervis Bay Maritime Museum.

The Museum is presenting a Play reading of Nucleus by Alana Valentine. It is the story on the Nuclear Power Plant that had been planned for Murrays Beach. It is described as thought provoking, exploring environmental responsibility, conflict and love. It includes interviews with residents of Jervis Bay – being the home region of Alana Valentine.

When? One night only: Saturday 6th June, 5pm, at Vera Hatton Gallery.



Community Infrastructure Strategic Plan Survey

Shoalhaven City Council has had its draft Community Infrastructure Strategic Plan 2056 (CISP) on exhibition since April 20. All residents and ratepayers need to be alert to the proposed changes and comment by completing the survey, which closes on 20 May.

There are 637 assets identified in the Plan, of which 227 facilities have been identified for upgrade or renewal. However, there are recommendations to divest 32 assets, and 31 recommendations to decommission components of facilities. This Strategic Plan is the framework to guide the planning and strategic management of community infrastructure owned and/or managed by Council for the next 30 years. Community infrastructure encompasses a range of assets from community buildings, aquatic facilities, sports fields and courts, parks and open space, cultural and entertainment facilities.

What is not clear in the report is what are Council's intentions for the properties currently regarded as surplus to requirements. Will they be sold?

We recommend all residents and ratepayers familiarise themselves with the report and comment by completing the survey, which closes on 20 May. It is a large document, but if you have limited time, you can cut to the chase: [GetInvolved](#). On that page, select 'Click here' beside the map with coloured dots. These dots show every draft recommendation across the Shoalhaven — but you can only access the map after completing the 'About you' section - a quick set of demographic tick-boxes. Here are some of the sites shown for Vincentia:

Bay & Basin Leisure Centre

- Deliver upgrades including co-located infrastructure – skate park, netball courts, larger waterslide, upgrade change rooms.

Vincentia Public Hall

- Undertake scoping studies to upgrade Vincentia Public Hall at its current site to meet contemporary standards and improve utilisation.
 - Prepare detailed design for upgrades OR alternatively progress planning for delivery of community meeting space at an alternate location, pending outcomes of scoping study.
- Note: Since the closure of Vincentia Golf Club, there has been an increased need for Vincentia Public Hall for community gatherings and events. If the scoping study does not support an upgrade, where and what would be a suitable venue to replace our Public Hall?

Violet Clark Reserve

- Decommission play equipment. Reclassify from recreation play space, to passive recreation park.

Stuart King Reserve

- Maintain provision.

Blenheim Beach Reserve

- Prepare Master Plan include playground, improve picnic

facilities, parking, access road, pedestrian access, and traffic management.

Collingwood Beach Foreshore

- Maintain provision.

Plantation Point

- Maintain provision of playground, fitness equipment, bocce court
- Undertake feasibility studies to deliver new Pump Track. *Two examples of Pump Tracks and their size can be seen via these links: [Example 1](#) [Example 2](#)*
- Ensure sustainable tenure arrangements to minimise financial impacts to Council.
- Monitor impacts to disability ramp from erosion.

Nelson Beach Foreshore

- Deliver drain for shower outside amenities block,
- Deliver additional seating and shade picnic facilities,
- Deliver upgrades to power supply to support events,
- Undertake feasibility studies to deliver new Pump Track at Plantation Point,
- Facilitate delivery of additional storage and change rooms at Vincentia Sailing Club.

Note: Plantation Point and Nelson Beach Foreshore are grassy parks popular with locals and visitors for large family gatherings, picnics, ball games, yet they are being considered as sites for a Pump Track.

Prowse Reserve, and Irwin Reserve

- Undertake feasibility studies into potential divestment, with a view to minimising costs to Council for land identified as surplus to requirements.

Pacific City Park

- Deliver single unisex amenities,

- Deliver additional shade over playground.

Shoalhaven's population is projected to increase by 22.7% between 2025 and 2046, adding pressure on existing facilities. It is anticipated young people and working age adults will increase modestly, while residents aged 65+ will grow far more rapidly. The draft CISP deserves scrutiny and extensive community input.

Report on current situation with Jervis Bay Community & Sports Club and de amalgamation

The Chairman of Jervis Bay Community & Sports Club (JBCSC) Craig Hatton has provided the following report for our Newsletter – to keep our community informed as stages in the process of de amalgamation progress.

The Board and Management of both organisations continue to engage in a highly responsive and constructive manner, working closely together to ensure the de-amalgamation proceeds as seamlessly as possible, particularly in light of the legislative, legal and regulatory complexities involved.

Country Club St Georges Basin and JBCSC remain firmly committed to a cooperative and transparent process, with both parties' maintaining regular communication and keeping each other appropriately informed as key milestones are progressed.

This collaborative approach reflects the strength of communities that choose to work together, openly, respectfully and with a shared purpose, ultimately delivering better outcomes for all members and the broader community.



The Shoalhaven Food Network

The Autumn Celebration of Food festival has commenced with a large range of culinary events lined up over 6 weeks. Each event showcases local produce and talent. Some have speakers, a few include music, and the grand finale this year has a Masquerade Ball on 15 June at Club Jervis Bay Huskisson. What a great opportunity to get your good gear out of the wardrobe away from the moths and dress up in formal attire! Wear a mask to provide some fun and mystery.

Check out all events and book here:

[Shoalhaven Food Network](#)

Drive carefully when travelling from Vincentia to Huskisson!

Have you seen the concrete slab on the road curve of Keppel Street, Huskisson and wondered how was that approved?

It is not a pedestrian refuge. The purpose of the concrete island is to prohibit right turn movements from the driveway of the newly constructed 3-story apartment block on Keppel. Council advised it has been implemented as a road safety measure to reduce the likelihood of vehicle conflicts due to insufficient sight distance along Keppel Street.

In response to community feedback on increased risk of vehicles contacting the median when travelling around the curve, Council responded with “that is a valid observation and does represent an increased risk while line marking is incomplete. To enhance driver awareness and safety, the construction traffic control arrangements will be reviewed and adjusted.”



Introduction of Penalty fee for inappropriate material in Yellow Bins

Further to the story on Rubbish Recycling and Illegal Dumping, in our [February Newsletter](#)

Council are introducing a \$100. fine when inappropriate material is placed in Yellow Bins. This is an attempt to stop people disposing of non-recyclable rubbish like dog poo, gas bottles, food items, garden waste. Currently Council employ people to sort through the contaminated rubbish and separate what can be recycled.

Council have advised a warning will be issued when cameras on the collection trucks identify the wrong material in Yellow Bins. When repeated offences occur a fine will be issued, and the recycling bins will be removed from properties.

Tree canopy

Shoalhaven Council has been granted \$488,000 to provide more shelter and shade by greening the region's car parks. Planning Minister Paul Scully reported to the South Coast Register "We are supporting councils to grow tree canopy cover, help reduce urban heat, and boost biodiversity so neighbourhoods are more liveable and climate resilient," Research had shown that shaded surfaces might be 11 to 25 degrees cooler than the peak temperatures of unshaded surfaces.

The loss of trees in Vincentia is visually obvious as are the diminishing numbers of native wildlife in our area. Professor Rob Stokes (NSW Planning Minister in 2019) when recently interviewed by Cat Holloway cited multiple long-term studies as evidence that loss of urban canopy damaged ecological diversity, increased energy costs and lowered the value of real estate.

A study by the University of Technology Sydney (as reported by ABC News on 7/3/26) analysed tree canopy coverage and property sales data from 31 suburbs in Sydney between 2021 and 2024. The study showed:

- Property values were boosted by up to 1% by the presence of tree canopy.
- Street trees located upwards of 20 metres from a property had a marginal effect on individual property price but had a favourable effect on the location value of the whole street.
- However, by having them too close to buildings, say, located within 10 metres from the centre of property, the price reduced about 3 per cent due to the risks of invasive roots, leaf litter and risk of falling branches.

We can all make a difference in small ways to provide environmental rehabilitation, boost community well-being, address habitat loss, and improve real estate values.

A tree canopy monitoring project for Jervis Bay is being established through the Citizen Science Group of Our Future Shoalhaven.

[More here](#)

They are reliant on volunteers and welcome inquiring individuals.

If you are interested, Garth has kindly provided his email address for you to make a connection - garth@ropeup.com

We hope you have found this newsletter interesting, and it has whetted your appetite to get involved in our community consultative body for Vincentia. We certainly hope people with an interest or background in planning, architecture and council regulations will be interested in having input to a draft Development Guide Working Paper for Vincentia.



Vincentia Ratepayers and Residents Association

C/- 75 Frederick St, Vincentia NSW 2540

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