



Newsletter July 2025

We are addressing an eclectic mix of matters in this Newsletter – changes to State & Local Govt policies to reduce red tape and times to expedite development applications; the latest on the Vincentia Golf Club saga and the implication the proposed policy changes can have on the site. Also, an update on Burton Street mall, and helpful information available on Council's website on dogs - good dogs need great owners

This Newsletter is to keep a connection with VRRRA members despite the temporary suspension of the operations of the VRRRA due to lack of a Committee. We hope you will find it informative, especially for those not accessing VRRRA on Facebook.

Golf Club Vote

Our last newsletter in June, spoke of Vincentia Golf Club de-amalgamating from the St Georges Basin Country Club (SGBCC) and if people want to have a say by participating in a vote, they need to be a current financial member of the Country Club. We now have confirmation the Vote is happening since a bid was lodged to de-amalgamate: The Country Club issued a **Notice of General Meeting for Sunday 3rd August 2025**

[Read the Formal Notice here](#)

The procedural notes provided in the notice lists 5 ordinary resolutions to be addressed in this general meeting - 4 of them are to remove certain directors. Of major significance - that has the potential to affect all of Vincentia's residents and ratepayers, is the 5th resolution:

FIFTH ORDINARY RESOLUTION

That all the land owned by the St Georges Basin Country Club Ltd, at Vincentia, being the site of Vincentia Golf Course and licensed premises and carpark, being the land in LOT 1 DP1301691 and Lot 1 DP545282, and currently classified as core property under the Registered Clubs Act 1976, be described as non-core property

This resolution is potentially disruptive to the current de-amalgamation process. If successful in changing core land to non-core, it would allow the CC Board to make decisions about the sale

and development of the land *without obtaining the approval of the members.*

A bid letter detailing a firm offer was lodged on the 20th June, by Jervis Bay Community Sports Club. The bid was consistent with the unanimous decision made in late December 2024 by SGBCC Board.

The bid was applauded by our State Member Liza Butler - with a Media release on 7th July, stating

“The bid submitted by this new company has not only met the desired amount of \$2M but it has also done so with the intention to develop something special for all members of the community.” “The proposal submitted has an enormous potential to provide a great partnership with the community for not only sport & recreation, but to create educational pathways, to build eco-tourism and create a broad skilled workforce – giving aspiration to disadvantaged youth and to address inequality.”

[Access Liza Butler's media release by clicking here](#)

It may seem contentious that the Country Club has put forward the 5 resolutions - after receiving the formal bid to de-amalgamate. However, the resolutions were raised last year by members, with 100 signatories on each resolution. It was when the club had been closed for several months, with no clear path forward, and prior to the decision by the Board in December to de-amalgamate.

The campaign by the Vincentia Golf Club Working Group - representing the neighbours of the site, golfers and community groups, including VRRRA, is to VOTE NO for all the resolutions, but most importantly VOTE NO for Resolution # 5. Keep Vincentia golf course as Core land for the community not developers.

It is for simplicity reasons, that the recommendation from the Working Group is to vote 'no' to all 5 of the resolutions. However, when it comes to the 4 resolutions to remove 4 named directors, the first 3 resolutions are not regarded of the same calibre or importance as Resolution 4 to remove Phil Kennedy.

Phil Kennedy was elected to the CC Board last year. He is the most qualified & experienced Director on the Board; his experience includes being the founding Director of Bendigo Bank; 30 years as a Public Accountant and Tax Agent at Sanctuary Point; a Board Member of the Bay & Basin Community Resources; AND he is the only Director from Vincentia.

It is up to members to retain Phil Kennedy. His presence on the Board is necessary, so strong emphasis on Voting NO to Resolutions 4 and 5.

Important: The General Meeting commences at 10.00am at St. Georges Basin Country Club. Current, Social and Golf members can vote. You must attend the meeting to vote.

If you are travelling from Vincentia, you may need to allow more time to accommodate the road works on the Wool Road between MacGibbon Parade and Birriga Avenue, Old Erowal Bay, especially if that section of Wool Road is temporarily closed and traffic diversions are in place.

Demand for Affordable Housing

NSW is experiencing a housing crisis. The need for affordable housing has placed pressure on State and Local Governments to increase housing supply, which is influencing policy changes to cut red tape and reduce times to expedite development applications. Here are two examples:

The Council's Character Policy - per Planning Proposal PP073, has been upended by the new Council. The policy was aimed to capture the distinct social and cultural identity of the region's towns and villages to help guide future development. The debates in Council on the matter were reported in several local publications, including the South Coast Register. Councillors from the Shoalhaven Independent Group (SIG) argued that incorporating the Character Policy within the Local

Environment Plan (LEP) created too much red tape, delaying the DA process.

Cr Bob Proudfoot was noted as saying he was uncomfortable incorporating them in the LEP. "Should anything go to the Land and Environment Court, the proponents could hang their hat on using character statements to stop certain developments." The Council decided the statements would form part of the more flexible Shoalhaven Development Control Plan (DCP).

Cr Jemma Tribe argued they would carry less weight and have little legislative force, thus lose their purpose of protecting the social and cultural identity of Shoalhaven's towns and villages

On a State level, NSW Department of Planning, Housing and Infrastructure's (DPHI) have proposed an amendment to their Community Participation Plan (CPP), to reduce the minimum public exhibition period for relevant residential State Significant Development (SSD) applications to only 14 days. Important note: the Vincentia Golf site would become a SSD if it was to be developed, due to its size.

Several Shoalhaven Community Consultative Bodies have lodged submissions to NSW Planning arguing that 14 days is inadequate for communities to evaluate DA's and lodge submissions.

Burton Street Mall

AKA VINCENTIA SHOPPING VILLAGE

After several years of empty shops or occupied by Employment offices, the revamped Burton Street mall is evolving and transforming into the Community hub we aspired to have. The entrepreneurship of Charlie & Steve of The Locale, and Phoebe of Phoebe's Kitchen, have contributed to the transformation. The two new cafes are a draw card for residents & visitors wanting to enjoy good coffee, healthy and tasty food to eat-in or

takeaway.

The Locale licensed café kickstarted the happy community vibe in summer with Taco Tuesdays by providing live music and tasty Tacos, making it an ideal meeting place, especially for young families to socialise during the warmth of summer afternoons and daylight saving; the kids happily playing with the water fountains and play structure.

Not to be deterred by the cold weather, Phoebe's Kitchen now provides heating and blankets. The Locale have a marquee where they can accommodate patrons enjoying their new offering of cocktails and dinners in the alfresco dining area.

The Locale are in the process of designing a fully enclosed & inclusive, all weather structure - to be built onsite the current alfresco dining area. The DA is pending instruction on an accessible bathroom with ramp. They are hopeful to see this approval in the next 3-6 months.

The use of an empty shop from Mintus, by Vincentia Community Connections (a sub-group of Vincentia Matters), has attracted people, which has flow-on benefits for the shops & cafes. It is available for a small fee and is used for meetings and small events, facilitating the loss of space the community relied on prior to the closure of Vincentia Golf Club.

The long-awaited Butcher shop has recently opened. Mountain Side Meats have opened a flash, newly renovated shop, next to the Toy Shop.

To add to the new selection of businesses, Balance Physiotherapy and Pilates are now occupying the ground floor premises – across from Phoebe's Kitchen.

May all the businesses in Burton Street Mall / Vincentia Shopping Village be well supported by the community and prosper.

Dog Ownership

Vincentia is a go-to area for dog owners because Nelson's Beach is an off-leash beach, attached to the park at Plantation Point. Other locations in Vincentia are also popular with dog owners, especially visitors, however there are restrictions that need to be adhered to.

Considering it was Collingwood Beach where the fatal dog attack occurred in 2020, responsible dog ownership must never be understated.

The link below has a lot of good info on dog ownership, off-leash beaches and prohibited areas, fines, securing yards to contain dogs, barking dogs. If you are bothered by poorly controlled dogs, referring the owner to this site might improve the situation.

[Read more about Dog Ownersip Here](#)

REMINDER TO MEMBERS OF THE COUNTRY CLUB: DON'T FORGET TO VOTE ON SUNDAY 3rd AUGUST. Vote NO to Resolution 5, and it is recommended the same emphasis is given to Resolution 4 by voting No to remove Phil Kennedy from the Board

We hope you have found this newsletter informative. The ideal way to be informed is to be involved. Vincentia needs a fully functioning community consultative body because our domain is changing with the increase in our population and visitor numbers. Please contact the Coordinator **HERE to advise if you would like to be involved in revamping our CCB**

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