



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. MOD 6 granted on the 15/12/14

in respect to MP 06-0025

Signed [Signature]

Sheet No. 1 of 8





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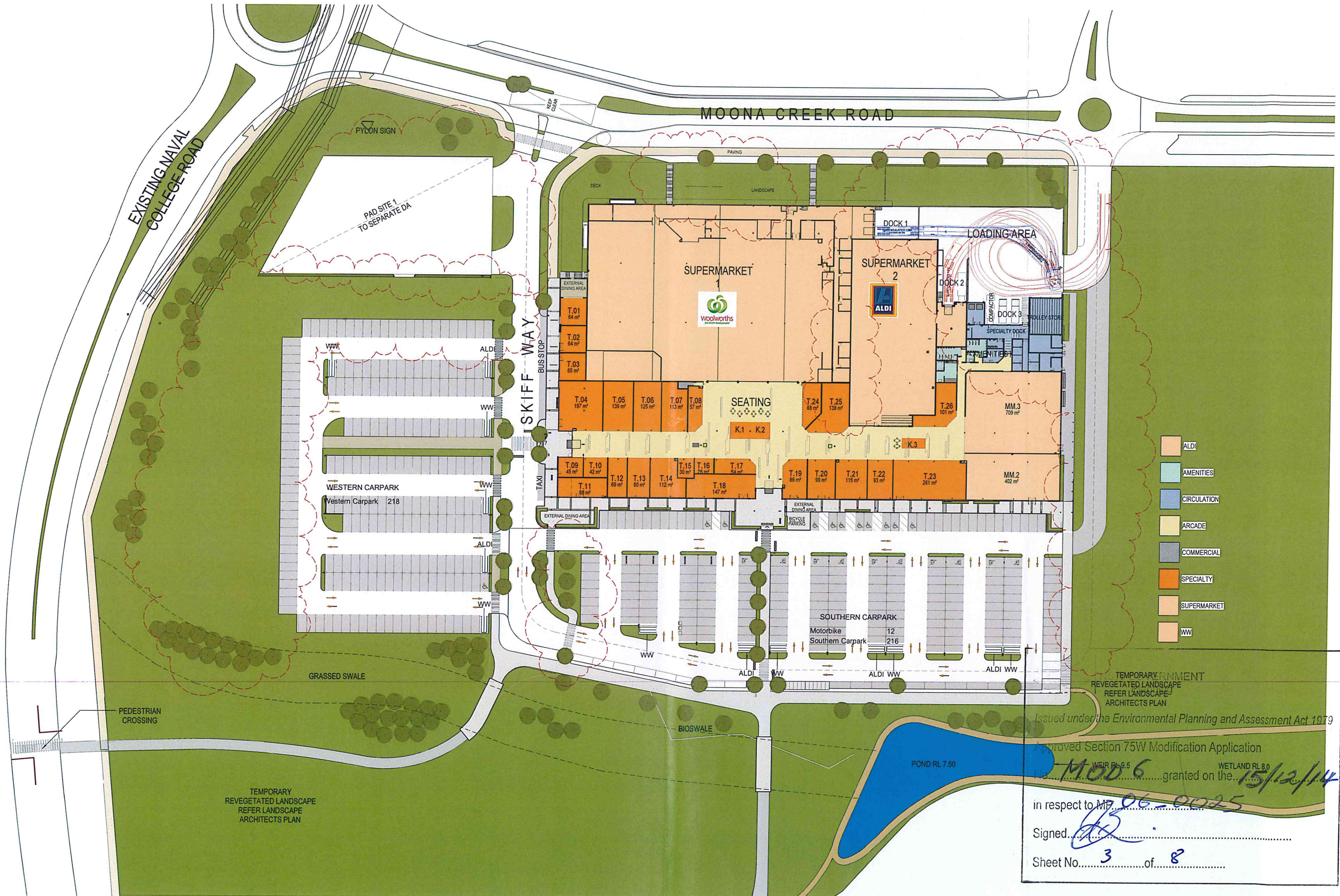
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TEMPORARY ENVIRONMENT
REVEGETATED LANDSCAPE
REFER LANDSCAPE
ARCHITECTS PLAN

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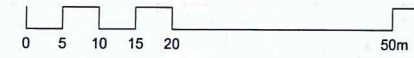


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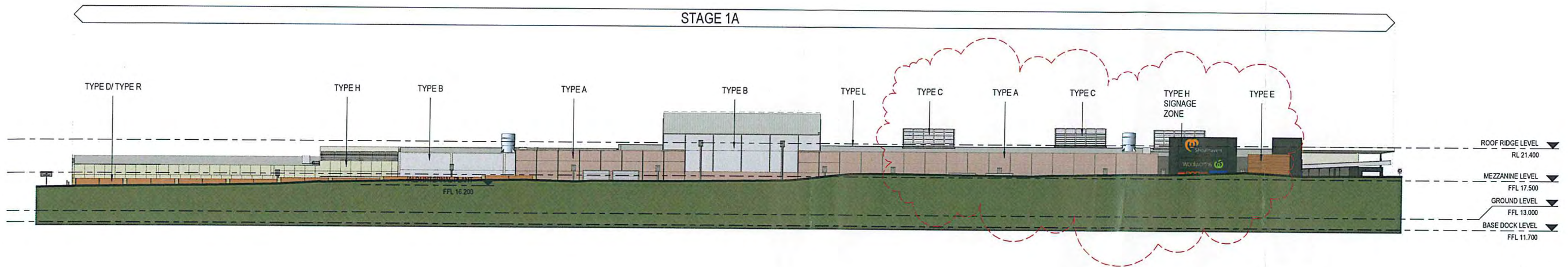
Vincentia District Centre
Project
Client
FABCOT PTY LTD



1 : 500 @ A1



Issue Date 20/10/2014
Reference No. 20110128
Discipline AD
Drawing No. DA1202
Title Stage 1A Plan North West
Rev. Z



1 ELEVATION
WEST ELEVATION - MOONA CREEK ROAD

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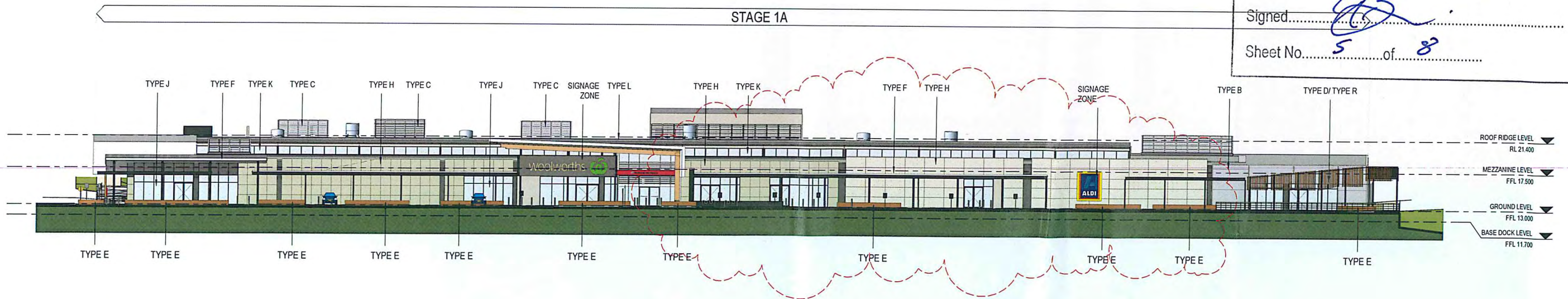
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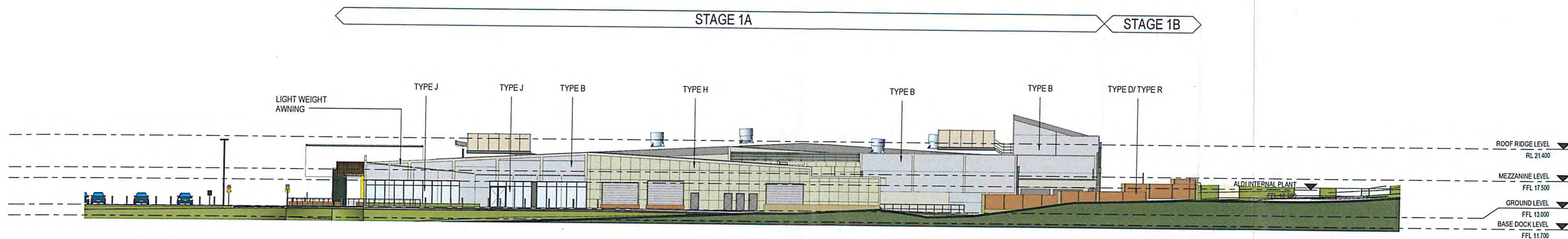
in respect to MP. 06-0025

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2 ELEVATION
EAST ELEVATION



1 ELEVATION
NORTH ELEVATION - ARBOUR WAY

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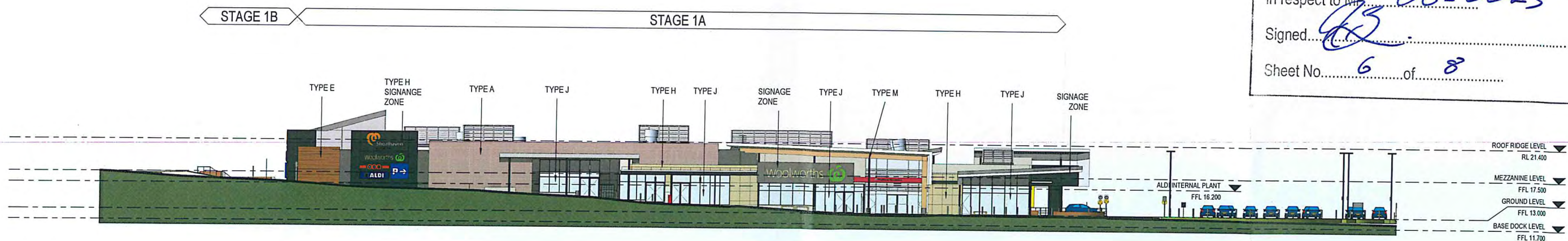
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2 ELEVATION
SOUTH ELEVATION - SKIFF WAY

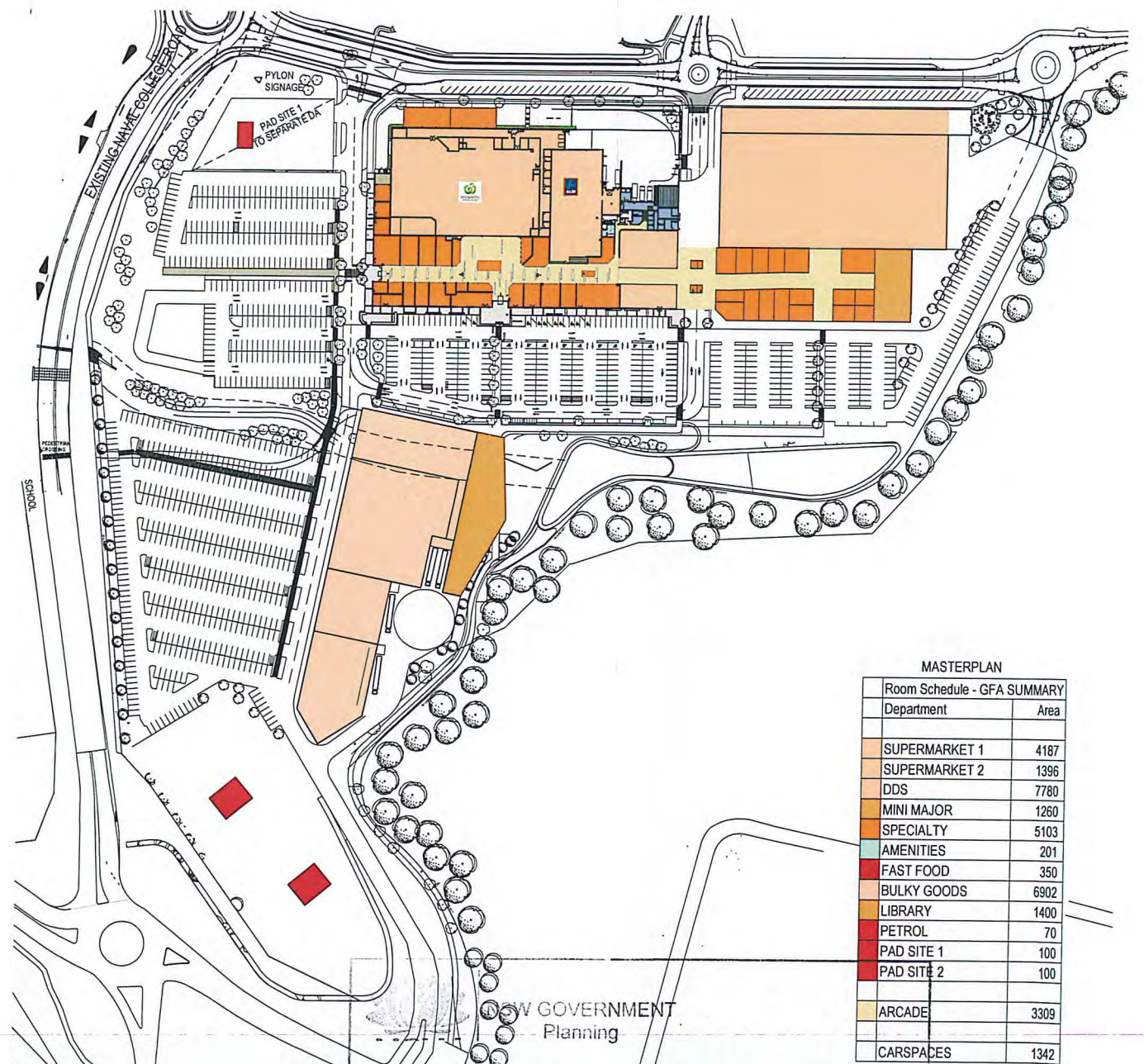


AREAS ON PLAN ARE CALCULATED ACCORDING TO BELOW:

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium cinema and the like, in a basement or attic, but excludes:
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement
- (f) storage, and
- (g) vehicular access, loadin areas, garbage and services, and
- (h) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (i) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (j) any space used for the loading or unloading of goods (including access to it), and
- (k) terraces and balconies with outer walls less than 1.4 metres high, and
- (l) voids above a floor at the level of a storey or storey above

NOTE:
GENERAL DOCK AREA ONLY EXCLUDED FROM CALCULATIONS
DESIGN IS NOT FULLY DEVELOPED SO DOES NOT TAKE INTO ACCOUNT FINAL SERVICES LAYOUTS, PLANT, ETC



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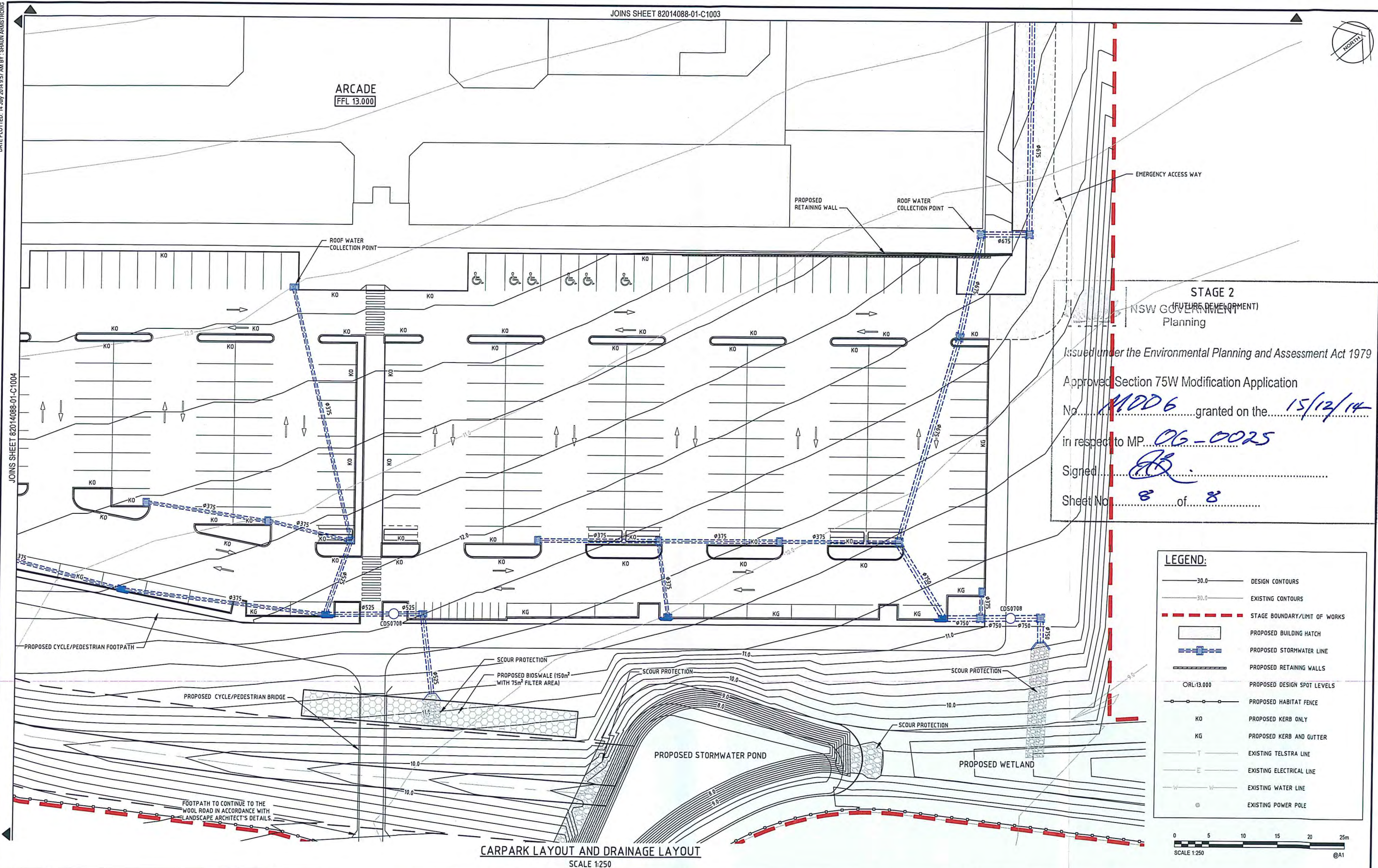
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DATE PLOTTED: 14 JUL 2014 9:57 AM BY: SHAWN ARMSTRONG



STAGE 2
(FUTURE DEVELOPMENT)
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LEGEND:

- 30.0 — DESIGN CONTOURS
- 30.0 — EXISTING CONTOURS
- STAGE BOUNDARY/LIMIT OF WORKS
- [Hatched Box] PROPOSED BUILDING HATCH
- [Blue Line] PROPOSED STORMWATER LINE
- [Grey Line] PROPOSED RETAINING WALLS
- ORL:13.000 PROPOSED DESIGN SPOT LEVELS
- [Dashed Line] PROPOSED HABITAT FENCE
- KO PROPOSED KERB ONLY
- KG PROPOSED KERB AND GUTTER
- T EXISTING TELSTRA LINE
- E EXISTING ELECTRICAL LINE
- W EXISTING WATER LINE
- EXISTING POWER POLE

0 5 10 15 20 25m
SCALE 1:250 @A1

CARPARK LAYOUT AND DRAINAGE LAYOUT
SCALE 1:250

XREF's: x_title Block, x_base layout, x_existing contours, x_drainage layout, x_views, x_existing services, x_stormwater layout
CAD File: U:\FY14\088, Vincenia Shopping Centre\Drawing\82014088-01-C1003.dwg

Rev	Date	Description	Des.	Verif.	Appd.
B	14/07/2014	REVISED ISSUE FOR TENDER	SCA	MAR	EPW
A	20/06/2014	ISSUED FOR TENDER	SCA	MAR	EPW



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Drawn SCA	Date 6/06/2014	Client WOOLWORTHS PTY LTD
Checked JMW	Date 23/05/2014	Project VINCENIA DISTRICT CENTRE SHOPPING CENTRE - STAGE 1
Designed AMW	Date 5/06/2014	
Verified MAR	Date 20/06/2014	Title CARPARK LAYOUT AND DRAINAGE LAYOUT SHEET 4 OF 4
Approved EPW	Date 20/06/2014	

Status			
FOR TENDER ONLY			
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
DATUM		Scale	Size
AHD		1:250	A1
Drawing Number			Revision
82014088-01-C1005			B

SHOALHAVEN MARKET PLACE - VINCENTIA

Status	Mod. 6 Submission	
RLA	Andrew Turnbull	
Print Date	20 October 2014	
Rev	Description	Date
A	Refer Mod. 5	18.11.13
B	Mod. 6 Submission	08.07.14
C	Mod. 6 Submission	14.10.14
D	Mod. 6 Submission	20.10.14

LANDSCAPE SHEET LIST	
SHEET NAME	SHEET NUMBER
Stage 1A Landscape Design Summary	001
Landscape Planting Palette	002
Typical Section - Moona Road - Development	003
Typical Section - Pond - Carpark	004
Typical Swale Section	005
Typical Bridge - Pedestrian/Cycle Section	006

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1. GATEWAY PLANTING

Feature entry planting with *Doryanthes excelsa* and native grasses - Feature *Livistona* Palm. Tree planting limited by RFS guidelines and high voltage overhead wire setbacks.

2. MOONA CREEK ROAD

Structured planting to bank with native feature tree planting of *Eucalyptus sclerophylla* with native understorey planting where appropriate.

3. PEDESTRIAN - CYCLE BRIDGE

Bridge to overland flow swale with native grasses to invert. Controlled carpark SW discharge into engineered bioswale. Gabion retaining elements to address level transitions. Integration of *Livistona* palms at bridge crossing.

4. SEDIMENT BASIN & WETLAND

Grass and reed planting to basin edges, with native feature tree planting of *Melaleuca* & *Casuarina* spp. Shade planting provided by *hymenosporum* spp. with stands of *Banksia integrifolia*.

5. GRASSED SWALE

Engineered grassed swale profile with feature planting of native grasses to gabion drop structures

6. ARBOUR WALK

Suspended arbour with *Hardenbergia violacea* (alba), *Hibbertia scandens*, *Pandorea jasminoides* and *Pandorea pandorana*.

7. BUFFER PLANTING

Native buffer planting to screen development from Naval College Road - *Eucalyptus sclerophylla* (used where RFS guidelines permit) with native grass, shrub understorey and integration of *Banksia ericifolia* to planting areas.

8. OVERLAND SWALE BUFFER PLANTING

Mounded earth forms and integration of native tree selections; *Eucalyptus*, *Angophora*, *Tristaniopsis* & *Lophostemon* planted in grass.

9. CARPARK PLANTING

Canopy tree planting of *Tristaniopsis laurina* and *Lophostemon confertus* with native grass understorey planting. Native tree selections to carpark edge conditions. Native grasses to carpark median.

10. TEMPORARY LANDSCAPE

Revegetated native grassland and select buffer planting. Note: Landscape not to disrupt sight lines & view corridor.

11. SHARE BIKE / PEDESTRIAN PATH

Pedestrian and Cycle accessway to adjoining areas.

12. ENVIRONMENTAL BUFFER

Protective fence installed to environmental buffer interface with sedimentation pond and wetland.

13. GATEWAY NODE - PEDESTRIAN

Introduction of large canopy deciduous tree - *Platanus* spp. and low scale entry wall element.



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INDICATIVE PLANT SCHEDULE

BOTANIC NAME	COMMON NAME	MATURE HEIGHT
--------------	-------------	---------------

Gateway Trees / Plants

Angophora hispida	Dwarf Apple	4m
Eucalyptus sclerophylla	Scribbly Gum	8-15m
Doryanthes excelsa	Gymea lily	2-3m

Feature Trees

Tristaniopsis laurina	Water Gum	8m
Eucalyptus sclerophylla	Scribbly Gum	10-15m
Lophostemon conferta	Lophostemon	10m
Livistona australis	Cabbage Palm	10m

Native Buffer Planting Mix

Allocasuarina littoralis	Black She-Oak	8m
Corymbia gummifera	Red Bloodwood	10-15m
Corymbia maculata	Spotted Gum	20-30m
Eucalyptus botryoides	Bangalay	30m
Eucalyptus pilularis	Blackbutt	40m
Eucalyptus racemosa	Narrow-Leave Scribbly gum	15m

Waterfront Park

Angophora hispida	Dwarf Apple	4m
Banksia integrifolia	Coastal Banksia	12m
Hymenosporum flavum	Native Frangipani	10m
Melaleuca styphelioides	Broad Leaved Paperbark	10m

Understorey Planting

Banksia ericifolia	Heath Banksia	5m
Carex appressa	Tall Sedge	1m
Dianella sp	Flax Lily	0.3-1m
Doryanthes excelsa	Gymea Lily	2-3m
Hakea teretifolia	Dagger Hakea	1-3m

Heathland Species

Lomandra longifolia 'Tanika'	Tanika	0.3m
Poa labillardieri 'Eskdale'	Blue Tussock	0.8m
Themeda australis	Kangaroo Grass	1.2m

INDICATIVE PLANT SCHEDULE

BOTANIC NAME	COMMON NAME	MATURE HEIGHT
--------------	-------------	---------------

Bioswale Trees

Eucalyptus sclerophylla	Hard Leaved Scribbly Gum	20m
Melaleuca styphelioides	Broad-Leaved Paperbark	10m

Climbers

Hardenbergia violacea 'Alba'	Purple Coral Pea	2m (spread)
Hibbertia scandens	Climbing Guinea Flower	4m (spread)
Pandorea jasminoides	Bower of Beauty	2-4m (spread)
Pandorea pandorana	Wonga Wonga Vine	2-3m (spread)

Wetland Planting

Baumea articulata	Joined Twig Rush	1-2.5m
Bolboschoenus fluviatilis	Marsh Club Rush	1-2m
Carex appressa	Tall Sedge	1m



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Shoalhaven Market Place - Vincentia

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Project
Client
Fabcot Pty Ltd



1:50@A3

Landscape Planting Palette

Reference No. 20140011 Discipline LD Drawing No. DA002 D Rev.

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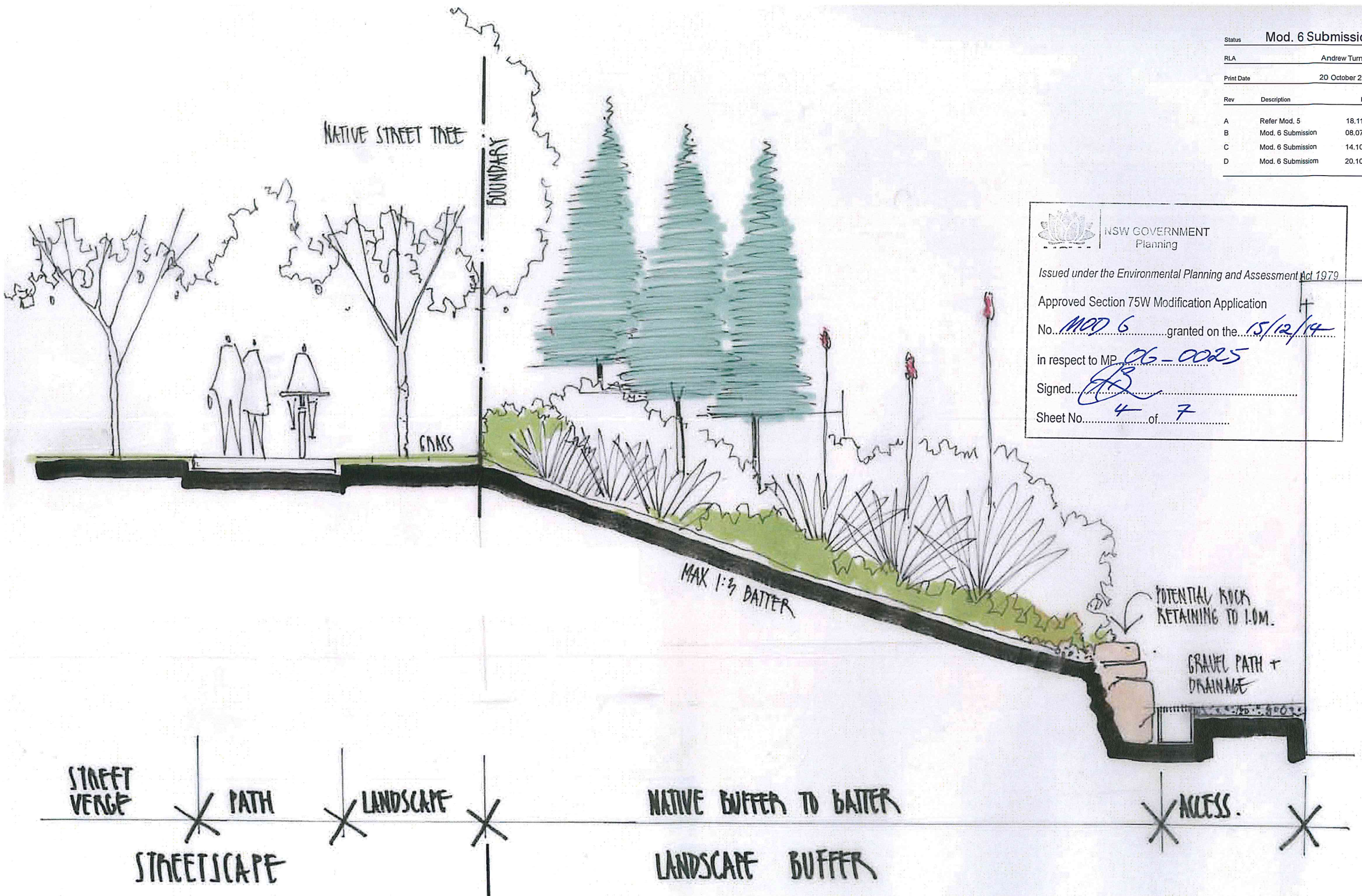
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Sydney Park aquatic planting at pond edge

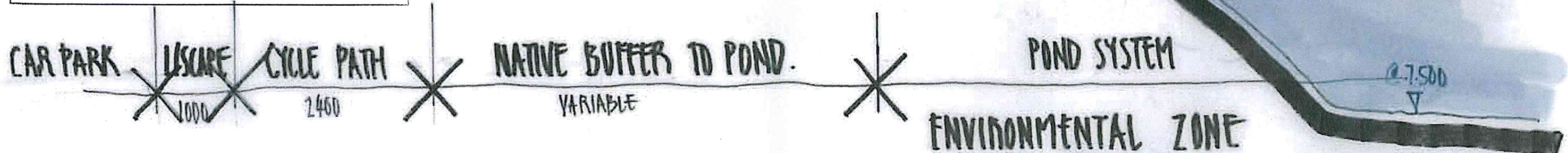


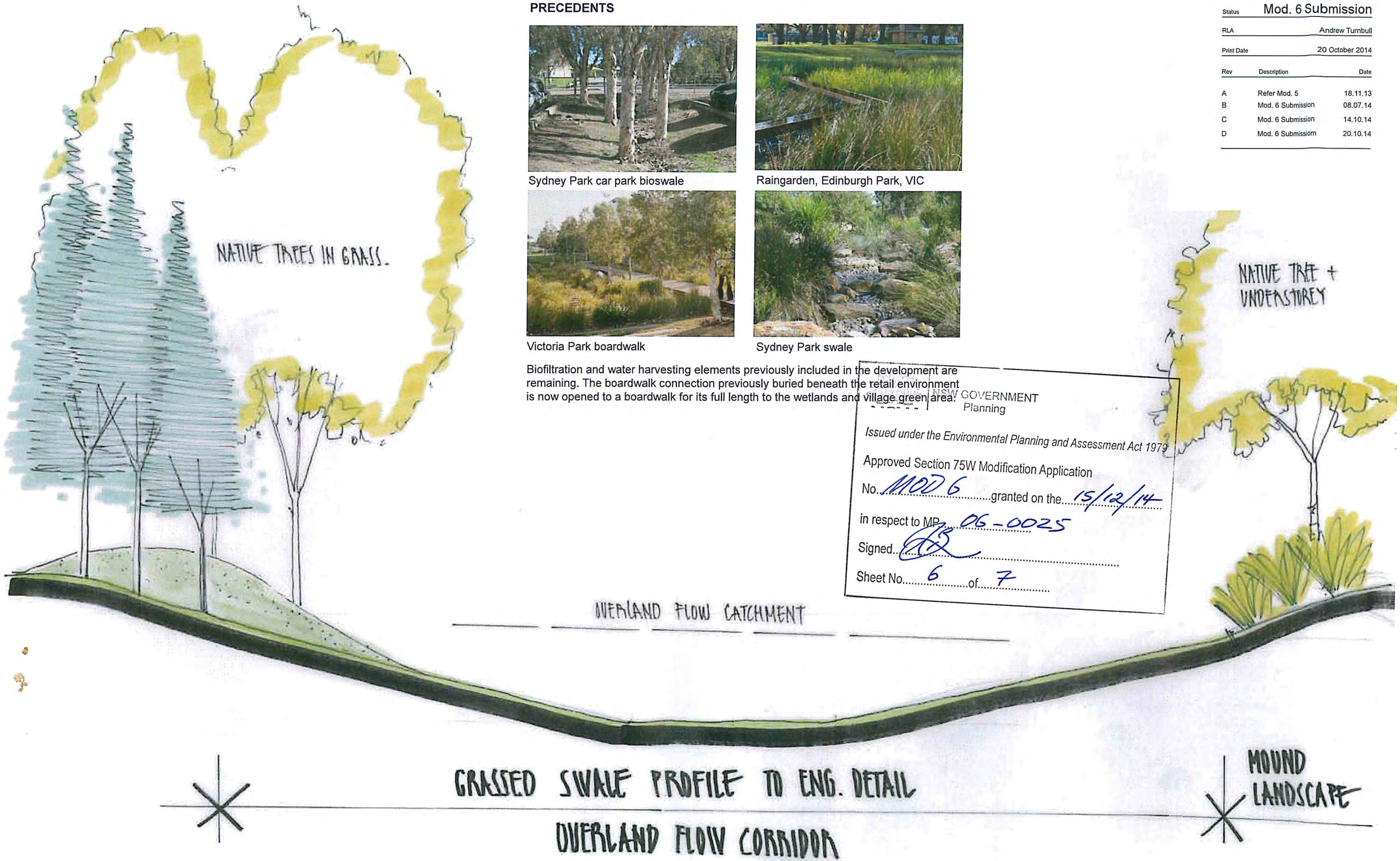
Sydney Park grass to water

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PRECEDENTS



Sydney Park car park bioswale



Raingarden, Edinburgh Park, VIC



Victoria Park boardwalk



Sydney Park swale

Biofiltration and water harvesting elements previously included in the development are remaining. The boardwalk connection previously buried beneath the retail environment is now opened to a boardwalk for its full length to the wetlands and village green area.

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RLA **Andrew Turnbull**

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PRECEDENTS



Byron on Byron

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NATIVE TREE
PLANTING

GRASSSED MOUND

CONC. PATH

PREFABRICATED BRIDGE
STRUCTURE

RETAINING WALL

SWALE INVERT

BRIDGE APPROACH

OVERLAND SWALE CORRIDOR

BRIDGE ACCESS + NATIVE
PLANTING INTERFACE