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RE: Vincentia Coastal Village Town Centre  
 (MP\_06\_0025 Mod 8)  
 Landscape Architectural response and clarifications.

- i. This landscape architectural response letter is to provide clarifications in regard to the modification 8 landscape application for Vincentia Coastal Village Town Centre (MP06\_0025-Mod-8).
- ii. The following is a response to the 2 items in the NSW Planning industry and Environment letter dated 31 August 2020:

| Item                                                                                                                                                                    | Clarification and notes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. To confirm that additional screen planting required by Conditions 2.53 and 2.54 has been planted and is not included in the proposed additional landscape plantings. | <p>(condition 2.53): There is currently dense screen planting with a mature height of 1.5m in front of the full length of the existing open palisade style fencing shown as 'existing fence' adjacent the loading and services area on the landscape plan L_103. Please refer also to the photographs following.</p> <p>(condition 2.54): The approved Modification 7 landscape plans do not extend to the area shown in Modification 8. The Modification 7 landscape has been installed (refer 16.06.2020 letter by Craigs' Coastal Landscaping Services Pty Ltd).</p> <p>Following the Shoalhaven City Council letter 17.08.20, no additional signage or fencing is proposed. This has been deleted off the landscape proposal plan L_103, Revision E.</p> |

Condition 2.53 and 2.54 are copied below for clarification:

**2.53. Additional Screen Planting**

**Prior to the issue of a Construction Certificate for the works subject of MOD 7, additional screen planting with a mature height of 1.5m shall be planted in front of the full length of the open palisade style fencing shown as an 'existing fence' adjacent to the loading and services area to the satisfaction of the PCA.**

**2.54. Completion Date for Works**

**All works approved and required by Modification 7, including the additional landscape plantings, timber screen, and revised fence required by condition 2.52, are to be constructed and completed within 12 months of approval of Modification 7.**

| Item                                                                        | Clarification and notes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. Option 1 and Option 2 landscaping plans appear the same, please clarify. | <p>The option 1 and option 2, Mod 8 landscape plans L_103 and L_104 (both revision C and dated 09.07.20) show the same landscape proposal with two different architectural design proposals underlaid which include for two variations of signage and signage posts.</p> <p>These plans show the surveyed existing vegetation (refer to the legend for clarification).</p> <p>For further clarification, the proposed signage and sign posts have now been removed off the landscape Mod 8 landscape plan and the updated and amended landscape plan L_103 (revision E with date 31.10.20) now shows <u>no</u> signage or signage posts proposed. This is a response to the Shoalhaven City Council letter dated 17<sup>th</sup> August 2020 and in light of the now well-established nature of the landscape. The landscape proposal is for additional locally native shrubs as infill planting to further increase the vegetation at this north-eastern corner of the site.</p> |

- iii. Further detail has been requested of the existing planting in comparison with the Mod 7 approved landscape drawing information.
- iv. The mod 7 landscape proposal does not show any additional landscape planting within the zone at the northern corner of Moona Creek Road. The Mod 8 landscape proposal is for additional planting to infill between the existing shrubs and vegetation already growing within the landscape zone at the northeastern corner of the site.

- v. The below extract from the mod 7 landscape plan, L\_101\_C shows the northern corner of Moona Creek Road and the existing outline of the sprinkler tank. Note: there was no additional landscape planting shown in this location.

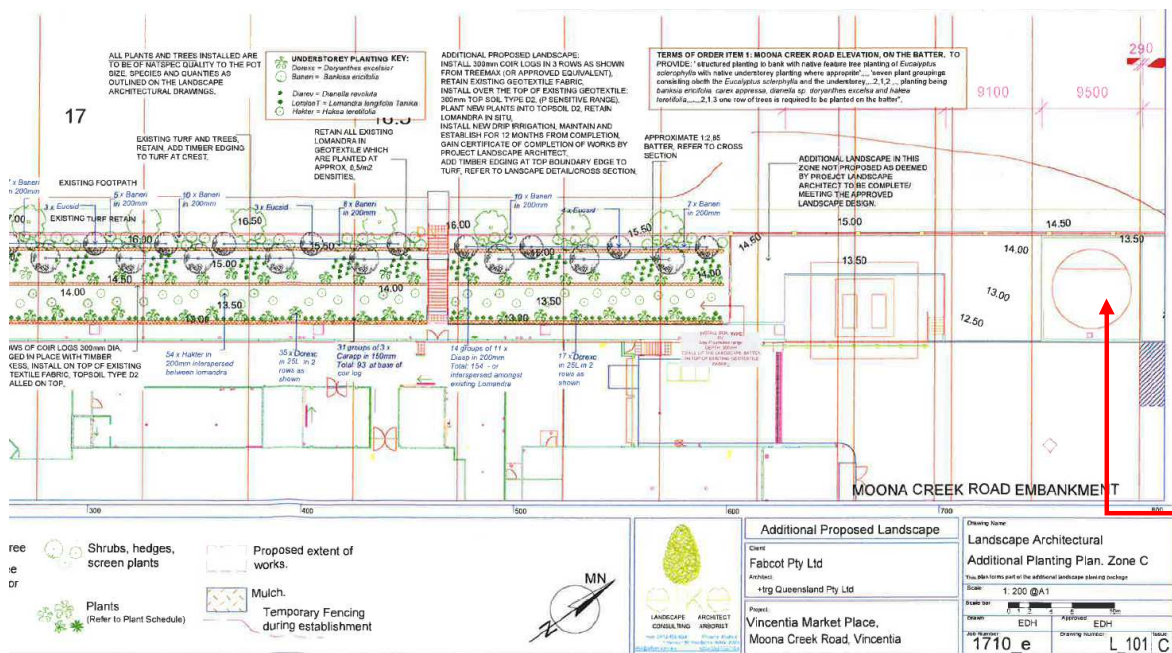


Figure 1 extract from the stamped (18 Jan 2019) mod 7 landscape plan, L\_101\_C shows the northern corner of Moona Creek Road and the existing outline of the sprinkler tank (with the red arrow). Note: there was no additional landscape planting shown in this location for Mod 7 as the existing vegetation including screen planting was already growing and establishing.

- vi. The existing screen planting, trees and low shrubs around the northern corner of Moona Creek Road is now well established and the sprinkler tanks and most of the existing black open style metal palisade fence is now visually obscured by the vegetation. (Refer to the enclosed site photos of this area for reference to the existing vegetation. The photographs were taken on the 29<sup>th</sup> September 2020).

- encl. Photo plates - pages 1 and 2. photos taken on 29.09.20 by centre manager.
- encl. Mod 8 Landscape plan L\_103, Revision E, dated 31.10.20

Yours sincerely,

*Elke Haegel*

Elke Haegel Landscape Architect & Consulting Arborist

B. Larch (Hons) (UNSW) Registered Landscape Architect AILA (#001539)

Dip. Arboriculture AQF Level 5. Consulting Arborist



1. Photo looking accross Moona Creek Road to the NE corner of the site. Sprinkler tanks are behind tallest tree visible in photo.



2. Photo looking SW across Moona Creek Road to the NE corner of the site. Sprinkler tanks are behind tallest trees visible in photo.



3. Photo looking SE towards the site. The main building (not visible) is behind the trees and vegetation which is established on the embankment.



4. Photo looking SE with fire hydrant on the left and sprinkler tanks off the photo to the right.



5. Close up photo compared to photo 5 (left). Close up of the fire hydrant. Also visible: existing fence.



6. Close up photo compared to photo 3 (above). Photo is looking SE towards the site. The main building is behind the trees and vegetation which is established on the embankment.

8. Photo below looking SE showing the existing vegetation with the sprinkler tanks (now visually screened) behind the vegetation. The existing fence is also screened off from vegetation.

9. Photo (below right) looking west with sprinkler tank and existing fencing partially screened with vegetation. Fire hydrant visible and accessible.



7. Photo looking south showing the view west down Moona Creek Road (on the right of photo) with the extent of screening vegetation (shrubs and trees).

