



VINCENTIA COASTAL VILLAGE & DISTRICT CENTRE JERVIS BAY

Landscape Masterplan Report

FEBRUARY 2006



VINCENTIA COASTAL VILLAGE & DISTRICT CENTRE JERVIS BAY

Landscape Masterplan Report

prepared for



Stockland

by

CLOUSTON associates
Landscape Architects Urban Designers Landscape Planners
6A Wetherill Street Leichhardt NSW 2040
PO Box 44 Leichhardt NSW 2040
Telephone (02) 9569 3388 Facsimile (02) 9569 3523
Email sydney@clouston.com.au

FEBRUARY 2006
NS 878

TABLE OF CONTENTS

	EXECUTIVE SUMMARY	1
1.0	INTRODUCTION	2
2.0	SITE DESCRIPTION	4
3.0	THE PROPOSAL	8
4.0	MANAGEMENT ISSUES	10
5.0	DESIGN PHILOSOPHY	13
6.0	THE CONCEPT PLAN	18
7.0	MANAGEMENT PLAN	25
8.0	PROJECT IMPLEMENTATION PHASING	28
9.0	BIBLIOGRAPHY	30

EXECUTIVE SUMMARY

This report has been prepared by CLOUSTON Associates and accompanies a sustainable landscape masterplan prepared by Annand Alcock for the proposed commercial and residential development of a 127 hectare site at Vincentia. The landscape concept is an ecologically sustainable concept that integrates environmental, scenic and recreational values.

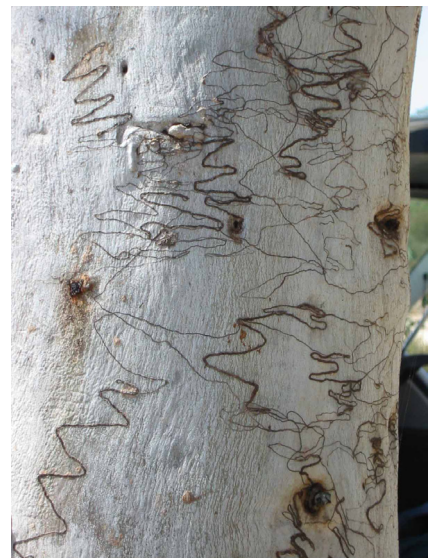
Many of the Design Principles contained in this document will be carried over into the staged design phases, where finer attention is focused on the type, density and scope of individual plantings, in both park and streetscape settings.

Different design motifs have been expounded within this report that will be further expanded as the project evolves and architectural and engineering features are accommodated and moulded into the overall built environment.

This report establishes the guiding principles for the treatment of open space and hard and soft landscape elements. These principles include;

- Retention of existing trees where possible and safe,
- Linking of pathways into a comprehensive pedestrian circulation system *to* encourage non- motorised transport,
- Minimising non-porous paved surfaces to encourage infiltration and reduce overland water flow,
- Retaining the bush character of the site for visual and environmental reasons.

The above principles have been used to create the Landscape Masterplan and are clearly set within the Project Vision as set out by Stockland.



1.0 INTRODUCTION

THE PROJECT VISION

To create a high quality, active, integrated and sustainable coastal community, with its character formed by the unique bushland setting and undulating topography and where ecological impacts are minimised.

THE LOCALITY

The site is located on the South Coast of NSW, approximately half way between Nowra and Ulladulla (refer Figure 1). This part of the South Coast contains substantial areas of National Park and State Forest, the largest being Morton National Park to the west (refer Figure 2). The land uses of the region include agricultural, commercial, rural residential, urban residential and protected government land.

The development site is located at the intersection of Naval College Road and the Wool Road to the southwest of the village of Vincentia and within 1.2km of the southern foreshore of Jervis Bay. The countryside immediately surrounding the development site is a mix of partially wooded and cleared hobby farms, the Vincentia Primary and High Schools, the Bay & Basin Leisure Centre and part of the Jervis Bay National Park to the north and east. To the east of the site are wetlands formed in the lower Moona Moona Creek floodplain and which flow into the Jervis Bay Marine Park.

Commonwealth Territory which includes the Jervis Bay Naval Station, Boderee National Park and Wreck Bay Aboriginal Community is located approximately 10 km southeast of the site.

At approximately 1.5 km south-west of the Vincentia Town Centre, the site is also within walking distance of the Jervis Bay foreshores

The site is surrounded by Jervis Bay National Park to the north-east, Vincentia Township further to the east, and rural residential land to the south, west and north. The Jervis Bay National Park extends from Huskisson along the eastern border of the site and south to the federally controlled Booderee National Park which covers the peninsula to the south of Jervis Bay.

In general the character of the locality could be summarized by the following features:

- Undulating topography with two gentle north/south aligned ridges separated by three intermittent drainage lines.
- A predominance of native bushland vegetation communities across the site.
- The dominant massing of the Bay & Basin Leisure Centre buildings which break the skyline profile from within the site.
- The turfed and irrigated active sports fields which interface with the Jervis Bay National Park wetland.
- District Cycleway link to Huskisson and Sanctuary Point.
- Road links to Jervis Bay, St. Georges Basin and Nowra.



Looking north-west across the wetland in Jervis Bay National Park



Wollongong

●

Port Kembla

MACQUARIE PASS NATIONAL PARK

●

Kiama

BUDDEROO NATIONAL PARK

MORTON NATIONAL PARK

7 MILE BEACH NATIONAL PARK

●

TASMAN
SEA

JERVIS BAY NATIONAL PARK

JERVIS BAY NATIONAL PARK

THE SITE

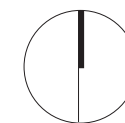
●

Vincentia

BOODEREE NATIONAL PARK (FEDERAL)

●

Ulladulla



Stockland



CLOUSTON associates



7 MILE BEACH NATIONAL PARK

NOWRA STATE FOREST

CURRAMBENE STATE FOREST

JERVIS BAY NATIONAL PARK

ABRAHAMS BOSOM RESERVE

TOMERONG STATE FOREST

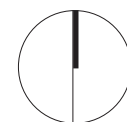
JERVIS BAY NATIONAL PARK

THE SITE

BOODEREE NATIONAL PARK

CUDMIRRAL NATIONAL PARK

CONJOLA STATE FOREST



THE SUBJECT SITE

The site slopes shallowly from west to east with its highest point on the western boundary at 23m above sea level and the lowest point on the eastern boundary being 2m above sea level. The site is also traversed west to east by three natural ephemeral drainage lines which drain into Jervis Bay National Park coastal wetlands.

Remnant and emergent vegetation predominantly covers the site, ranging from low growing sedge land in the south of the site to tall open forest in the north. The southern part of the site has been partially cleared and adjoins the Bay and Basin recreation Centre. Vincentia High School is diagonally opposite the south-eastern corner of the site on The Wool Road with Vincentia Primary School being 600m to the east.

The site is presently a mosaic of coastal bushland containing native forest, woodland and heathland. Included in this is a range of threatened plant and animal species. The health and structural condition of the bushland varies but is generally considered to be high to good. This vegetation also makes a significant landscape contribution to the visual amenity of the site and the Vincentia / Huskisson district.

The site is governed or affected by several planning instruments and policies including:

- Jervis Bay REP (1996);
- Shoalhaven LEP 1985;
- Threatened Species Conservation Act (1995);
- Shoalhaven City Council Landscape Guidelines.



Uninterrupted views of the Bay and Basin Recreation Centre and ridgeline to the south of the site



Low growing sedgeland in the south of the site



Tall open forest near the north-east boundary of the site

2.0 SITE DESCRIPTION

LANDSCAPE QUALITY AND SCENIC CHARACTER (REFER FIGURE 3)

The lower third of the site (south-east of the eastern drainage line) is predominantly open. In this area there are clear views to the Bay and Basin Recreation Centre and the forested ridge line to the south-east of Wool Road. This area also has uninterrupted views across the wetland to the north-east.

To the north-west of the eastern drainage line is a forested ridge which provides a backdrop for the future commercial area of the site. This ridge extends eastwards framing the wetlands and creating one of the catchment boundaries. The south-western site boundary (along Naval College Road) is hidden along its entire length by a dense band of mixed forest vegetation. This vegetation also screens views into the site from the west.

The area to the north of the southern drainage line is covered in a range of forest types, limiting visibility to 100 - 150m. Within this area are numerous mature Scribbly Gums, Spotted Gums and Blackbutts. These trees and younger emergent trees have a strong visual significance as well as being important habitat trees.

Among the issues that the current scenic character raises is the clear visibility of the site from parts of Vincentia. Any development of the site will affect the overall scenic quality of the site and consequently the views from Vincentia. However this site has unusual potential to utilise existing vegetation in the creation of a treescape to screen the proposed development.

CLIMATE

The site has a climatic pattern typical of the NSW south coast in that the wind direction changes between the morning and the afternoon and from season to season. In spring and summer winds are erratic but come from the north and north-east. In winter the dominant winds come from the south and south-west. In spring and autumn the patterns are less clear. The strongest winds of the year occur in the afternoon between September and March. In these months the mean wind speed is between 18 and 22 km/hr.

Temperatures of the site are moderated by the buffering effect of the ocean giving a mean maximum temperature of around 24 degrees in summer; however, the maximum temperatures are frequently between 36 and 40 degrees. In winter the temperature has been known to drop just below zero.

The heaviest rains fall from March to June where the monthly average is frequently above 130mm. The driest time of year is statistically September with a mean rainfall of 79mm. In December to February the rainfall ranges between 84 and 97mm/month.

The fact that the site has been largely burnt by bushfires is a testament to the power of climate on this site.



The forested area of the site contains some larger trees that could be integrated into future parkland



Open forest to the west of the site

