5.0 DESIGN PHILOSOPHY

As a response to some of the management issues raised in the previous Chapter, the development of the Landscape Masterplan has had to address a broad range of constraints requiring innovative design solutions from a number of different disciplines. In general, the philosophy behind the landscape component of the development proposal has been to ensure the protection of the existing coastal bushland resource and to let it remain as the dominant landscape character of the site.

Within this framework, a series of scenic corridors are to be developed to connect open spaces, enhance habitat connection and provide site orientation.

To help guide the development of suitable and appropriate design philosophy, a series of workshops were held during the early stages of project planning to develop a set of objectives to which designated responses have been made.

These responses have been considered in developing the Masterplan. The creation of bushland parks to enhance the connectivity of natural corridors and reduce overland water flow is one of the positive outcomes of this process.

Some of the principles have greater relevance to the detailed design stage of the project and may not necessarily be apparent at this Master Planning Stage or in the Concept Plan that accompanies this report.

LANDSCAPE DESIGN OBJECTIVES

1. **Develop a community based on the environmental values of the Jervis Bay bio-region.**

Design response

- Retain existing native vegetation wherever possible
- Promote the use of locally indigenous plants in private gardens
- Educate residents in principles of bush-friendly living
- Encourage the community to be actively involved in environmental management, bush regeneration, habitat and wildlife protection.
- Develop a structure that is reflective of a coastal setting and distinct from any urban/suburban locale.
- Establish a walkable and cycleable community with district centre, schools and neighbourhoods that are highly integrated.

Walking and cycling trails are used to minimise use of motorised traffic

- Connect the bush to the Bay as part of a regional recreation loop.
- Provide an open space system encompassing a diversity of vegetation communities.
- Focus on the landscape interface with riparian corridors and national park edges as the dominant landscape experience.
- Establish neighbourhood character which responds to the local topography of ridges and valleys.

2. Reinforce coastal bushland as the dominant landscape character of the site.

Design response

- Promote indigenous vegetation for planting in public open space, streetscapes and private gardens.
- Investigate provenance seed collection and propagation program for use in landscaping, site rehabilitation and garden planting.
- Respond to the vegetation communities on site.

Existing coastal bushland is the basis of the dominant landscape character

3. Integrate WSUD principles into the design of all public domain areas and streetscapes

Design response

- Ensure all design of all buildings, roads and water bodies are based on WSUD principles.
- Use constructed wetlands particularly along the edges of riparian corridors to reduce impacts on the Jervis Bay National Park wetlands, Moona Moona Creek and Jervis Bay.
- Ensure constructed wetlands are of adequate size to achieve nutrient management and stormwater quality objectives.
- Investigate use of porous paving on hard surfaces in private gardens and public domain areas and roads.

Porous paving is one of the many WSUD principles to be installed on the site

4. Emphasize the protection of landscape features such as vegetation, riparian corridors and habitat.

Design response

- Protect important/threatened habitat areas.
- Carefully locate construction routes and access through site to minimise impact during development stage.
- Establish tree and bushland protection strategy.
- Protect identified habitat areas and corridors.

Protection of site vegetation and the Jervis Bay National Park wetland is emphasised in the design, construction and management stages

- Implement an Environmental Management Plan (EMP) to reduce construction impacts during the development stage for road, infrastructure and house construction.
- Establish a long term urban bushland management strategy for the total site.
- Liaise with NPWS, Council and other stakeholders on district level environmental strategies.
- Consider covenants to control appropriate domestic pets, non-invasive garden planting and other desirable environmental practices

5. Ensure built form is in scale with the change in site vegetation patterns.

Design response

- Built form height determined by the dominant vegetation community.
- Develop a preferred colour palette based on a coastal bush environment
- Built form to respond to the topography of the site i.e. ridge, valley.
- Consider design covenants to control built forms and material selection.
- Lighting issues, low level pedestrian lighting, security issues, road lighting

A variety of sustainable and non-obtrusive architecture forms are to be explored and implemented on the site

6. Promote a walking and cycling based lifestyle and reduce car dependency

Design response

- Create open space connectivity within the site and to adjacent centres/facilities
- Connect with existing links in the region i.e. Sanctuary Point to Vincentia district cycle way
- Create strong connectivity between the site, the Vincentia township and Jervis Bay to reduce vehicle kilometers travelled i.e. the 'Bush to Bay' pedestrian/cycle link.
- Provide pedestrian and cycle links as nature trails to create preferential routes to frequently used facilities, schools, shops and foreshore
- Establish a hierarchy of paths based on landscape character and level of use.

A network of paths will connect all areas of the site and meander through major landscape features

7. Develop an open space system to link riparian corridors, parks and the Jervis Bay foreshore.

Design response

- Provide for wildlife and recreation
- Create a hierarchy of open space to indicate usage, neighbourhood identity and assist with orientation.
- Provide multi-use stormwater and recreation corridors. Riparian corridors are for wildlife only.
- Integrate corridors into open space network
- Encourage passive recreation through development of bushwalking tracks, park features and site connectivity
- Encourage low level active recreation through allocation of open space
- Plaza space in District Centre to encourage community activities and social gathering in urban area
- Reinforce buffers through augmentation of existing vegetation
- Minimise bulk earthwork disturbance

8. Encourage the layout of roads, infrastructure and built form to be site responsive.

Design response

- Use ridge lines as major roads with minor roads at 90 degrees to contours where possible to minimise cut and fill,
- Infrastructure and housing layout to be ground-truthed and existing trees protected
- Align roads and infrastructure around valuable trees and significant stands of vegetation. Use of planting for orientation – size, type, gateway trees
- Lay infrastructure under roads to minimise excavation
- The siting, massing and colour of all buildings, roads, bridges and associated urban infrastructure are intended to be sensitive to the strong landscape and environmental values of the site.

Where possible cycle paths will be kept separate to roads for safety

9. Educate and support community to reduce impacts on the natural environment.

Design response

- Encourage awareness of environmental values particularly threatened flora & fauna through interpretative and educational signage
- Encourage involvement of council, stakeholders, volunteers and NPWS in ongoing maintenance and bush regeneration of site.
- Encourage an active involvement of residents in ongoing urban bushland management.
- Consider covenants to promote better environmental outcomes from residents i.e. appropriate pet ownership, preferred species list, low water fertilizer use etc..
- Co-operate with the local schools on environmental monitoring including water quality and weed invasion.
- Consider a 'plastic-free' policy for the commercial centre.
- Initiate an ongoing resident environmental education programme to encourage water wise and bush friendly gardens. Use of mainly indigenous vegetation
- Use local seed provenance. Encourage establishment of nursery on site in the short term.
- Cultural values and interpretation opportunities (threatened flora/fauna), history (aboriginal/European), clearing, farming forestry, etc.

Interpretive and educational signage with a focus on youth will be installed on the site to maximise awareness of the environment