

## 6.0 THE CONCEPT PLAN

### DISTRICT CENTRE CHARACTER

The District Centre has been consolidated on the southern boundary of the site. It is separated from the Village housing areas by Moona Creek Road and is screened from Naval College Road by vegetation buffers.

The District Centre has an increased intensity of development encouraging a community focus and creating a main street style environment. The area will create a visual landmark within the context of sustainable engineering and architectural practices. The buildings will be designed to harmonise within a cohesive urban fabric by the use of architectural forms plus defined colour and material palettes.

Public domain areas will emphasise a pedestrian focus by attention to active building frontages, paving treatments, signage and street furniture design and layout. Street trees, awnings and covered spaces will ensure pedestrians can move around the District Centre in a comfortable and relaxed environment. The combination of permeable urban form and covered spaces will establish an informal relationship between indoor and outdoor, and between civic and retail spaces. Planting shall emphasise this.

The bushland scenic experience leading from the roundabout to the township of Vincentia will be retained by denser bands of existing and augmented planting along the Wool Road. Elsewhere more formal plantings will set the character of the zone while providing shade for the users of the space.

### DISTRICT CENTRE USES AND CARPARK/WATER FEATURE DETAILS

A range of uses have been proposed for the District Centre so that it can adequately service the projected village population of the development and neighbouring areas. There will be a range of commercial and retail outlets for food and other material consumables including two supermarkets, a medical centre, child care centre, various types of office suites, restaurants and cafes, and an area set aside for adaptable housing with the potential for on-site servicing.

A discount department store and a range of retail and amenity structures are positioned to the west of the main water feature and polishing ponds, while to the east of the ponds is another supermarket and restaurant precinct.

To the east is an area that has been left open and connects northwards through the sedge and heathland riparian corridor. This is to provide a movement corridor for the threatened bird species that migrate from neighbouring areas.

The landscape treatment of the District Centre area will be more urban than the residential areas to the west. Trees will be planted either in single spacings or distinct areas of informal tree groups. Street furniture and signage etc. will also acknowledge the District Centre as a visually



Planting in the District Centre will be more formal than in the Residential precincts



VILLAGE PARK



RIPARIAN CORRIDOR AND  
RIPARIAN EDGE



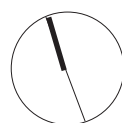
GREEN WEDGES



TOWN SQUARE, THE  
LAKES & THE HEATH



RESIDENTIAL ENTRANCE  
INCLUDING THE PONDS





distinguishable location featuring an intensive urban character.

The District Centre area will be serviced by a carpark designed within a native streetscape theme featuring Water Sensitive Urban Design components such as permeable paving and bio-filtration swales. Storm surges will be piped through collector drains to a custom designed three tier cleaning pond.

As well as providing water quality functions, the pond will also act as an ornamental water feature with cascading patterns and lower filtration ponds. The upper pond will be hard edged and urban styled, possibly using sandstone to reflect the rock structure of the Jervis Bay locality. The edge of this pond will be accessible from the street and from surrounding buildings for maximum public interaction.

The lower ponds will become progressively more natural in form with macrophytes for filtration and the lowest pond spilling gently onto the heathland over a wide area to prevent erosion. The ponds and surrounding landscape have been designed to maximise the visual connection from the plaza to the heathland. Technical details of this feature are provided in other consultant reports.



The District Centre Plaza will contain will be designed for visual interest and optimum amenity

## VILLAGE EAST

The residential/commercial area to the east of the site will contain Adaptable Housing. This area is accessed from Wool Road and is separated from the District Centre by the heathland to the west, and is directly adjacent to the Bay and Basin Leisure Centre to the east. The building form of this area will be larger and more intensive than both Village West and Village Central. Similar to both Village Central and Village West, Village East will also have a native planting theme.

## THE EDGE PARKS (WITHIN APZ)

The site is surrounded and penetrated by native vegetation, either bushland or heathland, causing a continued potential of bushfire. The statutory requirements of the NSW Rural Fire Service's Planning for Bushfire Protection Guidelines means that the development areas will need a setback (APZs).

Pedestrian access will be provided in the Edge Parks adjacent to the northern and central riparian zones to allow residents the experience of walking safely in bushland without damaging the integrity of the protected riparian areas.

Skirting the residential villages, park edge roads have 5.5m pavement with 2.5m overrun for fire fighting vehicles. Beyond that is a swathe varying in width but on average about 20m deep where the bush canopy will be thinned to prevent overlapping but with specific significant trees retained. The ground underneath will be maintained on a periodic basis to prevent the growth of a shrub layer and the build up of fuel.



The lower part of the District Centre water feature will integrate with the heathland and riparian zone at its edge





The APZ will provide a safe and highly visible corridor for residents to use either for walking, jogging or other activities. This area forms a buffer and interface between development areas and core environmental protection.

The WSUD Bio-Filtration swales and wetlands form an active role in the stormwater system, as well as providing water quality functions. The swales will require minimal periodic maintenance as required for the APZ and would normally be maintained by Council as part of the ongoing stormwater maintenance program.

### VILLAGE PARKS

Within the residential area there are several large and informal Village Parks designed to be a recreational focus for the immediate community. While additional shade trees will be provided, usually the existing trees that have been saved during the construction process will form the dominant vegetation. This will reduce maintenance requirements and ongoing costs. The exact configuration of parks will be decided on a stage basis with the benefit of an arborist report.

There will be a cleared area for active recreation, while screened areas will provide for passive activities. Some additional planting of low maintenance native shrubs for screening and visual variety and scale will be provided in these areas. The parks will be landscaped and will contain architectural features such as a low curving drystone seating wall.

Specially designed park furniture will be provided which is sympathetic to the natural character of these parks, with an emphasis on use of sustainable timber. Seating and play equipment will also be provided. Pathways will traverse the parks and will be connected into the broader circulation system.

### PRIVATE OPEN SPACE LANDSCAPE ZONE

Private open space will be designed to ensure maximum usability for all residents. Indigenous vegetation at the front of individual dwellings will be encouraged, creating a continuous bushland streetscape. The typical lot has a 5m tree retention zone at the front and rear, to retain as much of the existing canopy as is feasible. This is additional to generous verges and medians for the same purpose.

The process for ensuring private open space includes Landscape Plans for each lot which will be assessed by Stockland against specific design guidelines. Once approved by Stockland the plans will be submitted to Council as a part of the development application process.

### STREETSCAPE ZONE

Considerable attention has been paid to the landscape treatment of streetscapes to maintain the strong coastal bushland setting of the development. This will be achieved through significant retention of existing trees and through siting most roads perpendicular to the



Bio-retention swales are an essential part of the car park design



Village Parks will contain a range of facilities designed for maximum amenity