

# Vincentia Village Shops



95% design documentation presentation

# The project

- Placemaking for Vincentia Village
  - *Driven by residents & small business, the Vincentia Village pedestrian mall will be transformed by collaborative place making to allow alfresco dining, night-time economic activity, a market place, an area for entertainment & recreational activities & a children's play space.*
- Building Better Regions Round 3
  - \$1.70M - BBRF
  - \$1.74M – Council contribution

# Placemaking at Vincentia Shopping Village

Key objectives as requested/identified under BBRF application

- Re-activation of public space as a means of revitalising VSV
  - Raised outdoor dining area of approximately 307m<sup>2</sup>.
  - Approximately two shade structures.
  - Carpark of approximately 440m<sup>2</sup> and associated access.
  - Improved amenity block including at least one accessible toilet.
  - Landscaping including planting, irrigation, walling, steps, footpaths and paving
  - Construction to include – demolition; earthworks; civil works; subsurface infrastructure; new furniture: shelters; signage
- Create additional foot traffic; improve the appeal to residents & visitors; improve viability of VSV traders and shop owners

# Placemaking at Vincentia Shopping Village

## Key Dates

- 12/11/2018 – Application lodged with Building Better Regions Fund
- 20/3/2019 – Announcement as BBRF successful project – Grant of \$1.7m
- 4/6/2019 – Signing of Deed (contract) with CoA : cannot commence before July 2019
- 28/8/2019 – Engagement of Place Score to undertake “PlaceMaking”
- 21/5/2020 – Final report from Place Score – much consultation
- 5/20 – 10/20 – EoI & selective design Quotations for Design Consultants
- 20/11/2020 – Appointment of NBRS to undertake detailed design & tender documentation

# Placemaking at Vincentia Shopping Village

## Project progress

- Timeframe has been beset with external difficulties
  - Summer Bushfires of 2019/20 – exclusion of visitors – trading difficulties
  - COVID-19 pandemic - March 2020 to present – restrictions & lockdowns - general community apprehension and fear – trading difficulties
- Relationship with CoA BBRF
  - Understanding of circumstances and provided opportunities for project to be extended to meet need of achieving outcomes
- Prelims - “Placemaking” & Design needed to take time
- To date just over \$200,000 has been spent/committed (not staff time)
- The progress will now accelerate into construction & beautification

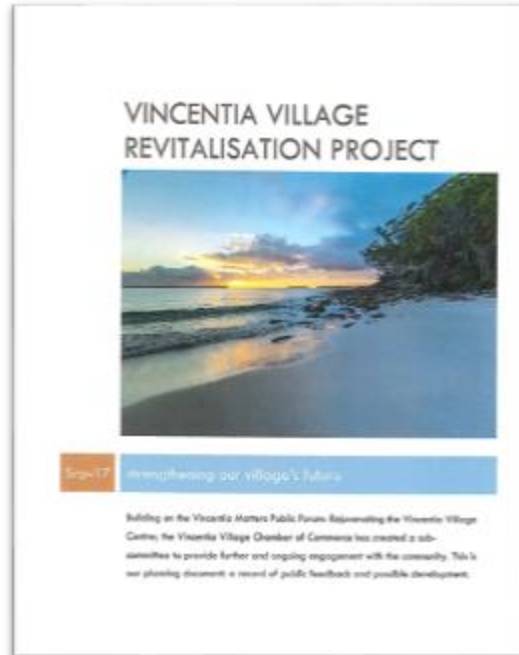
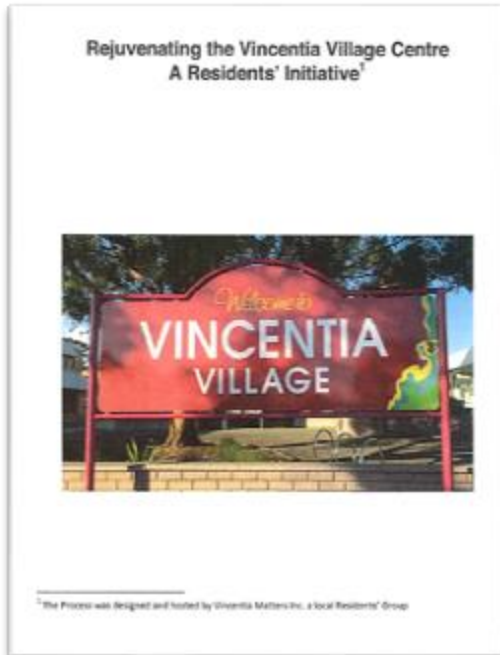




# Presentation with Stakeholders 20.7.21

- Landlords/property owners
- Shop keepers/traders
- Community Groups
  - Vincentia Chamber of Commerce
  - Vincentia Matters
  - Vincentia Ratepayers & Residents Association

# Building on the work of the community



Preliminary Arboricultural  
Assessment Report

For the site address  
Burton Street Mall, VINCENTIA, NSW

- ▶ In one week – **241** complete surveys submitted
- ▶ Goal of 200 completed surveys exceeded in 6 days

# What does the community need/want?

| Placescore Design Recommendations                    | NBRS Design Inclusions |
|--|------------------------|
| 1. Green heat - retain the trees                     | ✓                      |
| 2. Amenity block transformation                      | ✓                      |
| 3. Organic performance area                          | ✓                      |
| 4. Connections across the courtyard                  | ✓                      |
| 5. Remove 'bush block' and replace with street trees | ✓                      |
| 6. Outdoor seating, tables and shade                 | ✓                      |
| 7. Covered walkways to stay                          | ✓                      |
| 8. Extend open space area - retain some parking      | ✓                      |
| 9. Future laneway <u>utilisation</u>                 | Discussion underway    |



## A LOCAL DESTINATION

A place that connects into the existing urban fabric and reaching out to the Shoalhaven Region, Burton Street Mall will become a place that evolves over time and welcomes all walks of life.



## ART & THE OUTDOORS

A place that integrates the arts holistically and connecting into Shoalhaven Council's Eight Art and Culture Trails creating a space that plays host to colourful festivals and markets, public art, music and performing arts.



## A GREEN HEART

A place that connects Burton Street Mall into Vincentia's natural environment, retaining mature existing trees and using softscape elements to shape and define the space, providing shelter, shade and sunlight.



## GRASSROOTS

A place that resonates with the community, reflecting the natural local region, and establishing a strong identity.



# Key elements from Placemaking

- Key elements for activation – accepted by community & owners
  - Alfresco dining areas – flat and near to shops
  - Play areas for children – single large or multiple small
  - Reduce parking – multi use for market day events
  - Active space for different uses
- Trees to stay
  - Impact on drainage design
  - Impact on levels
  - Restriction on open space and location of amenities
- Location of amenities was critical
  - Various options considered – impacts on other issues
  - Conclusion – remain in same location and adjust other elements



# Project concerns in 2020/21

- January 2020- Currowan Fire – little to no trade
- Easter 2020- Covid 19 – restricted trade
- Ongoing Covid 19 influence & lockdowns – less trade
- CoA agreed to extend project to minimise affect on traders
- New project timetable adopted to deliver minimal disruption
- Only one peak trading period during January 2022 would be affected
- SCC & NBRS staff resourcing issues

# What's been happening

- Applied for grant 12/11/2018
  - Advised of success 20/3/2019
  - Grant deed signed 4/6/2019
  - Project commencement 1/7/2019
- Placemaking 1/9/2019
  - Stakeholder engagement
  - Recruitment of PlaceMaker Oct 2019
  - 'Placescore' engaged Oct 2019
  - Report produced - May 2020
- Design
- EOI first > Selective Tender (4)
  - NBRS engaged Nov 2020
  - May 2021 – 80% Design Doc
  - June/July 2021 – 100% Doc + Tender

## ➤ Construction (estimates)

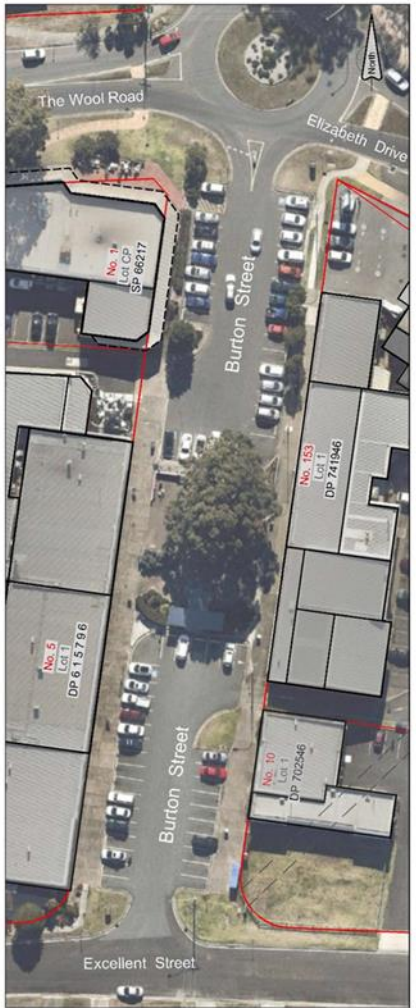
- ▶ Tenders – Aug – Sept 2021
- ▶ Contracts awarded – Sept – Oct 2021
- ▶ Construction commence - Nov 2021
- ▶ Hold Xmas '21 (consultation with stakeholders)

## ▶ Activation Phase

- ▶ Property owners
- ▶ Shopping mix
- ▶ Trading activation



# Where we were..... Where we are now



VINCENTIA Burton Street Mall - Current Layout



VINCENTIA Burton Street Mall - Concept Layout



Aerial View and Images 2



50% design development



95% design/Tender documentation

Existing site

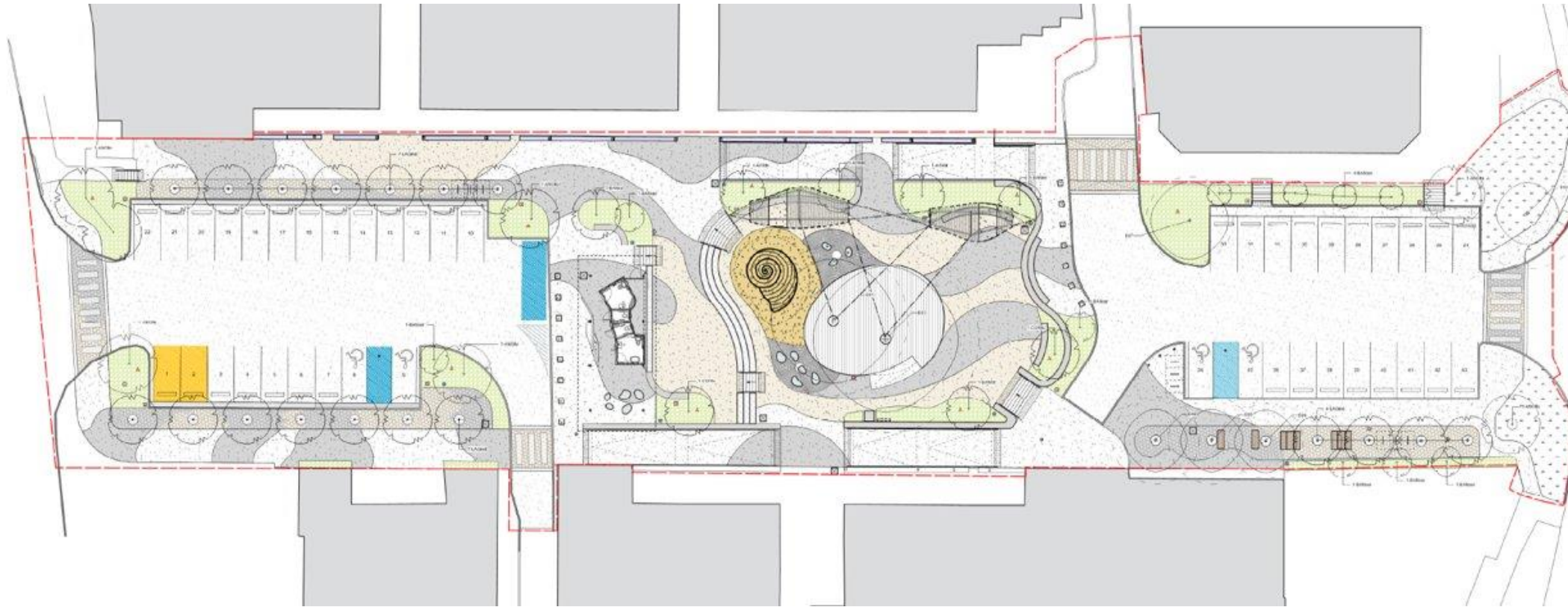
Concept for grant

50% design development

95% design/Tender documentation



# Design at 95% completion



Trees to remain

Timber deck

Entry/exit to remain

Reduced carparking

Amenity block

Gardens

Shade

Informal seating

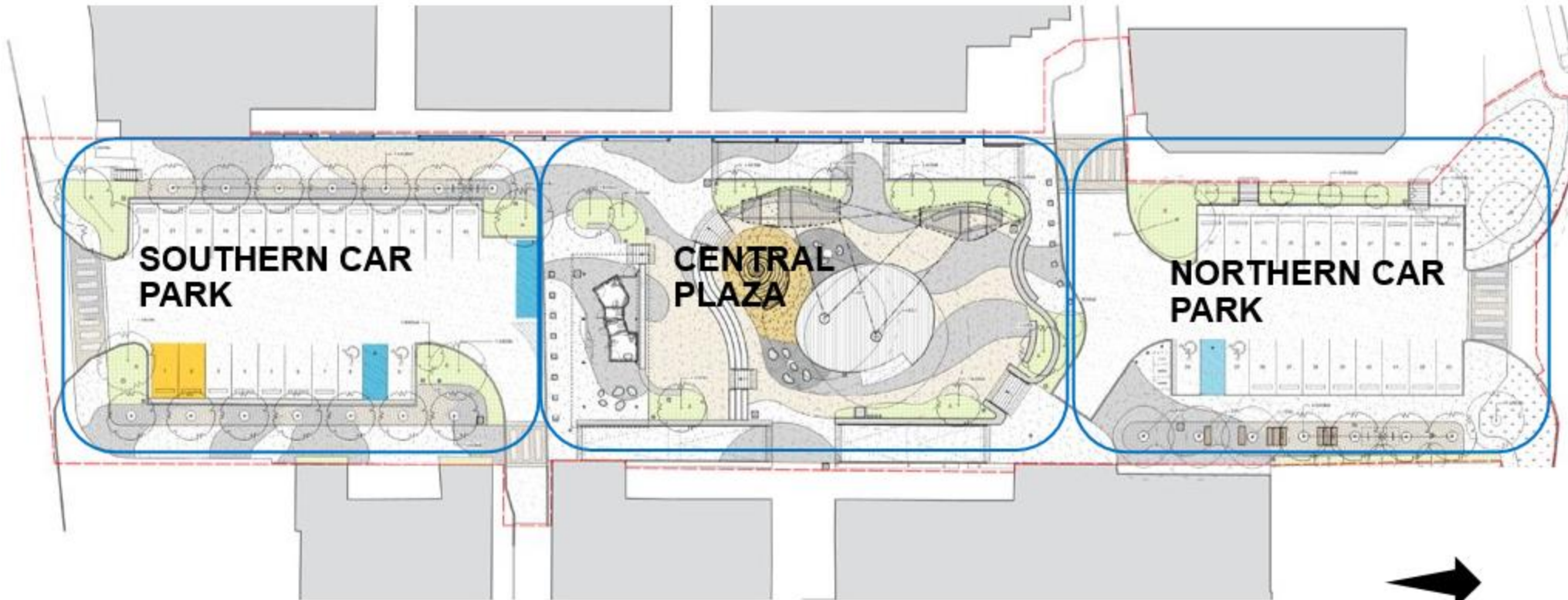
Outdoor dining

Textured surfaces

Tiered walls

Hob walls – remain

# Overall design 95%





# Northern Carpark

20 total carpark spaces

2 accessible carpark spaces

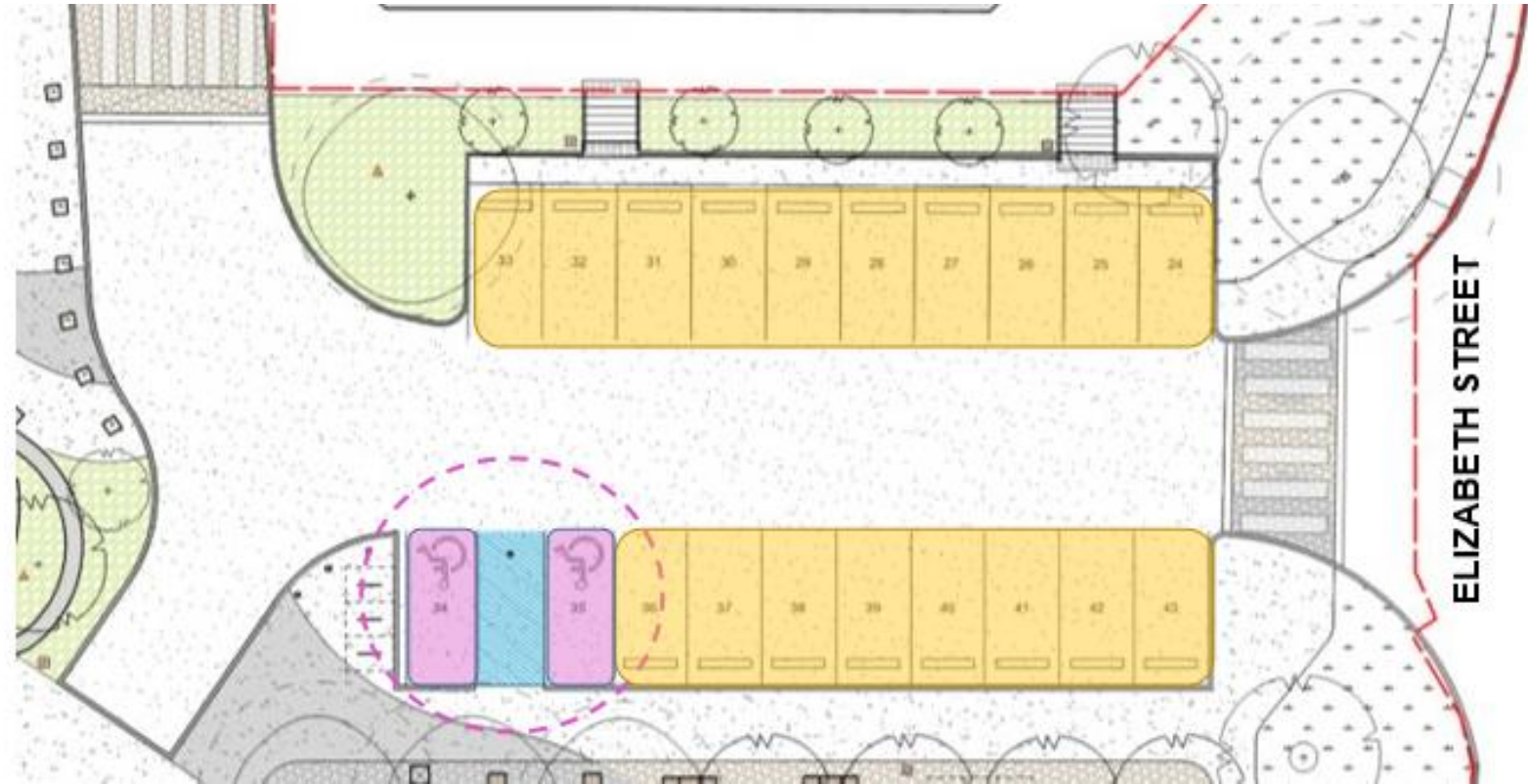
Swept paths in accordance with  
Australian Standards AS2890 Off  
Road Parking

Delivery truck turning bay

Safer pedestrian access to mall from  
carpark – pathway + raised  
pedestrian crossing

Avenue planting, seating, bike racks

Welcoming entrance to Mall

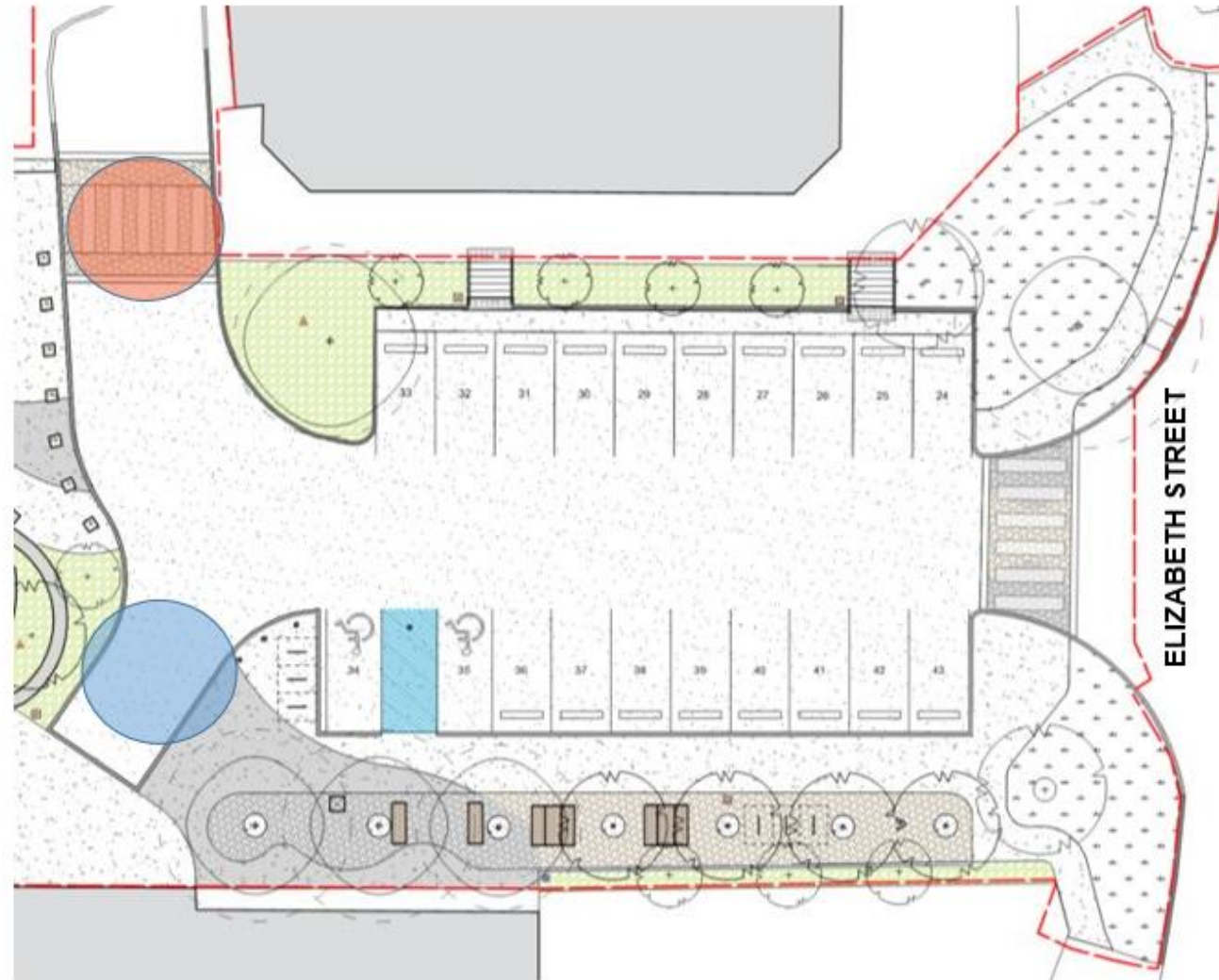


# Northern Carpark – trucks, cars & people

## NORTHERN CAR PARK

DELIVERY TRUCK  
TURNING BAY

RAISED PEDESTRIAN  
CROSSING

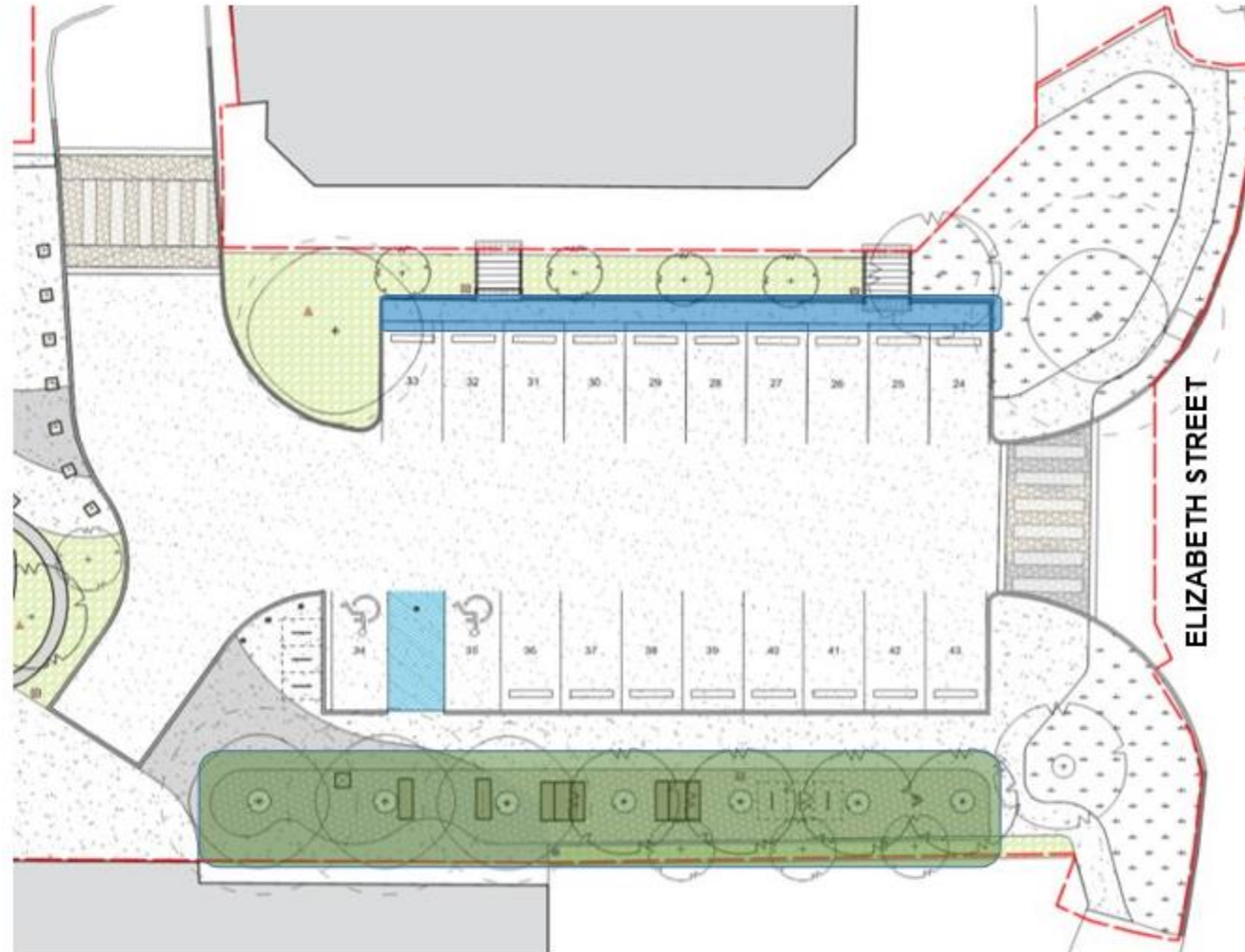




# Northern Carpark – trees, seating, pathway

## NORTHERN CAR PARK

AVENUE PLANTING WITH  
SEATING & FURNITURE  
ELEMENTS  
ACCESS PATH TO WESTERN  
STAIRS



# Northern Carpark - elevations

## NORTHERN CAR PARK

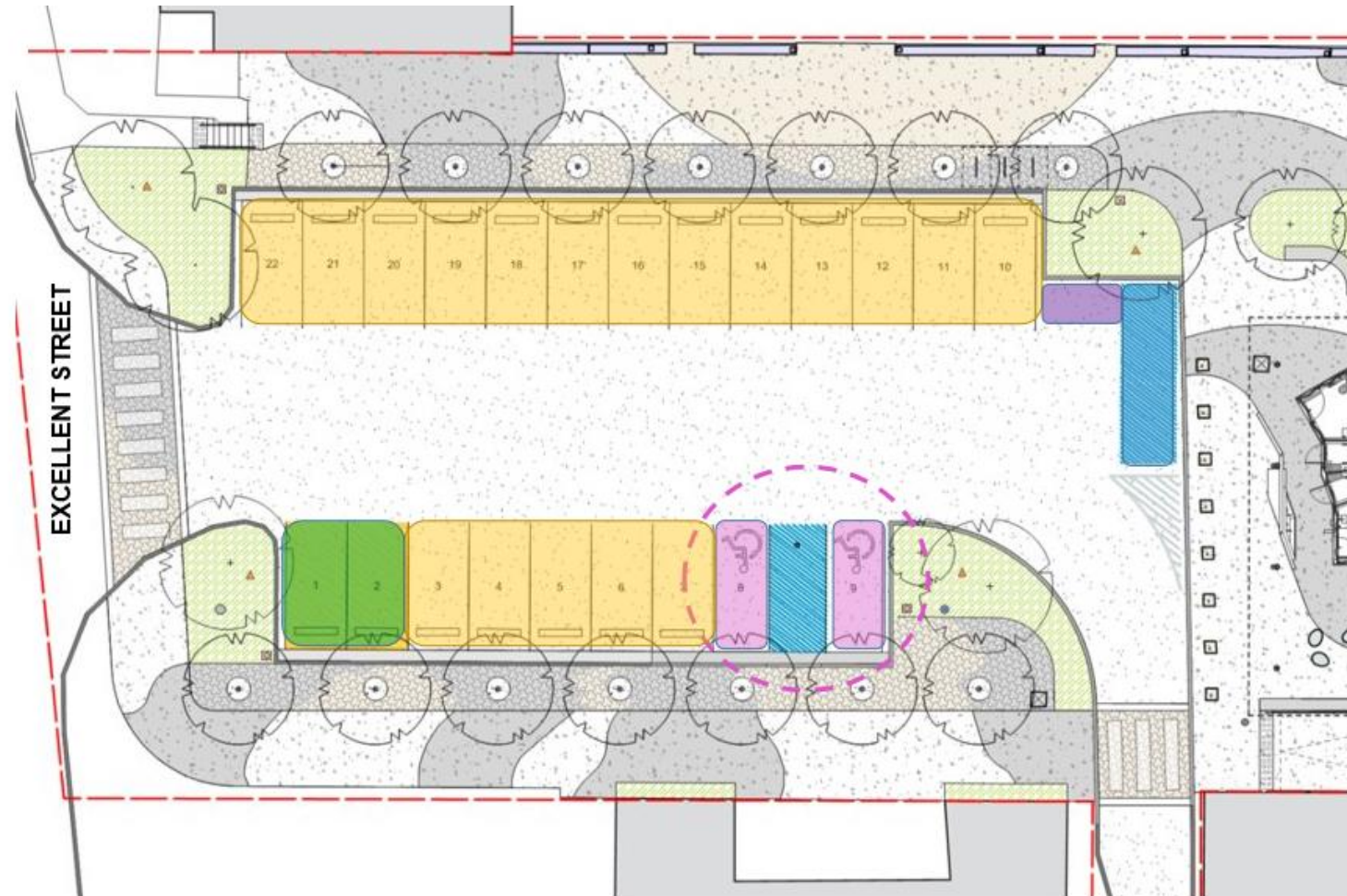




# Southern Carpark – allocation

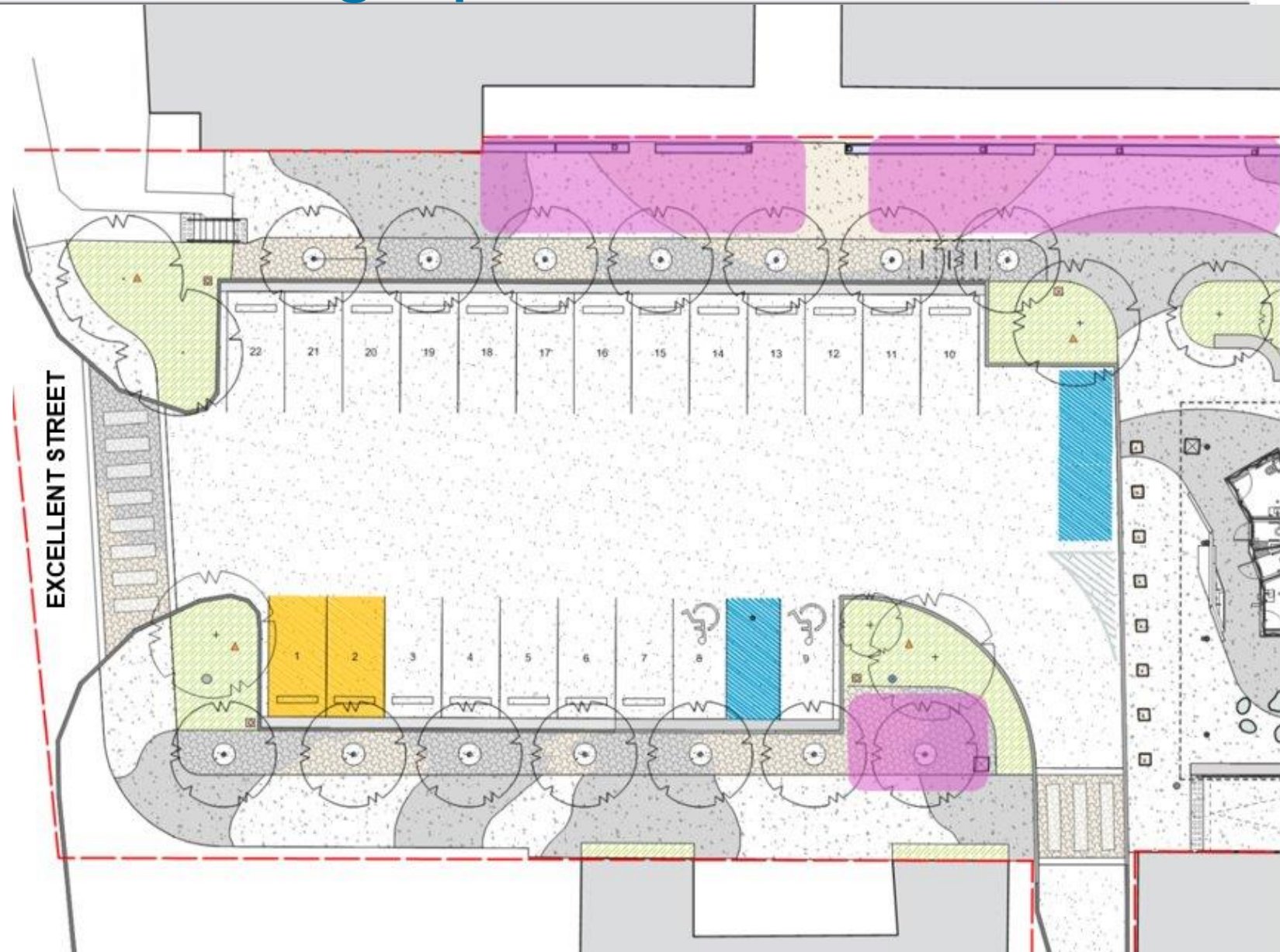
22 total carparks

- 2 accessible carparks
- 2 electric vehicle carparks
- 1 maintenance vehicle carpark
- Turning bay



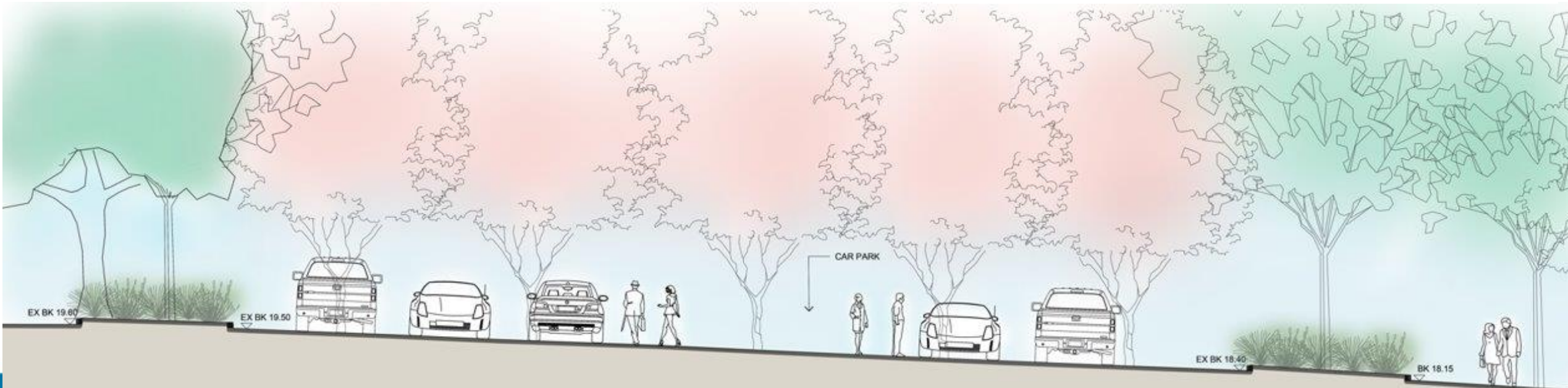
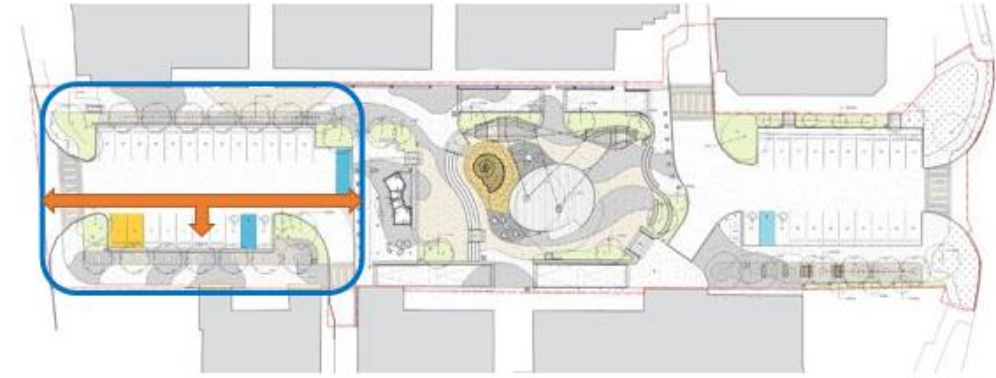
# Southern Carpark + Dining space

230m<sup>2</sup> outdoor dining:  
135m<sup>2</sup>  
65m<sup>2</sup>  
30m<sup>2</sup>





# Southern Carpark - elevations



# Central Plaza

## Materiality & form:

- Organic formed elements
- Inspired by Jervis Bay
- Repetition of materials
- Celebration of nature



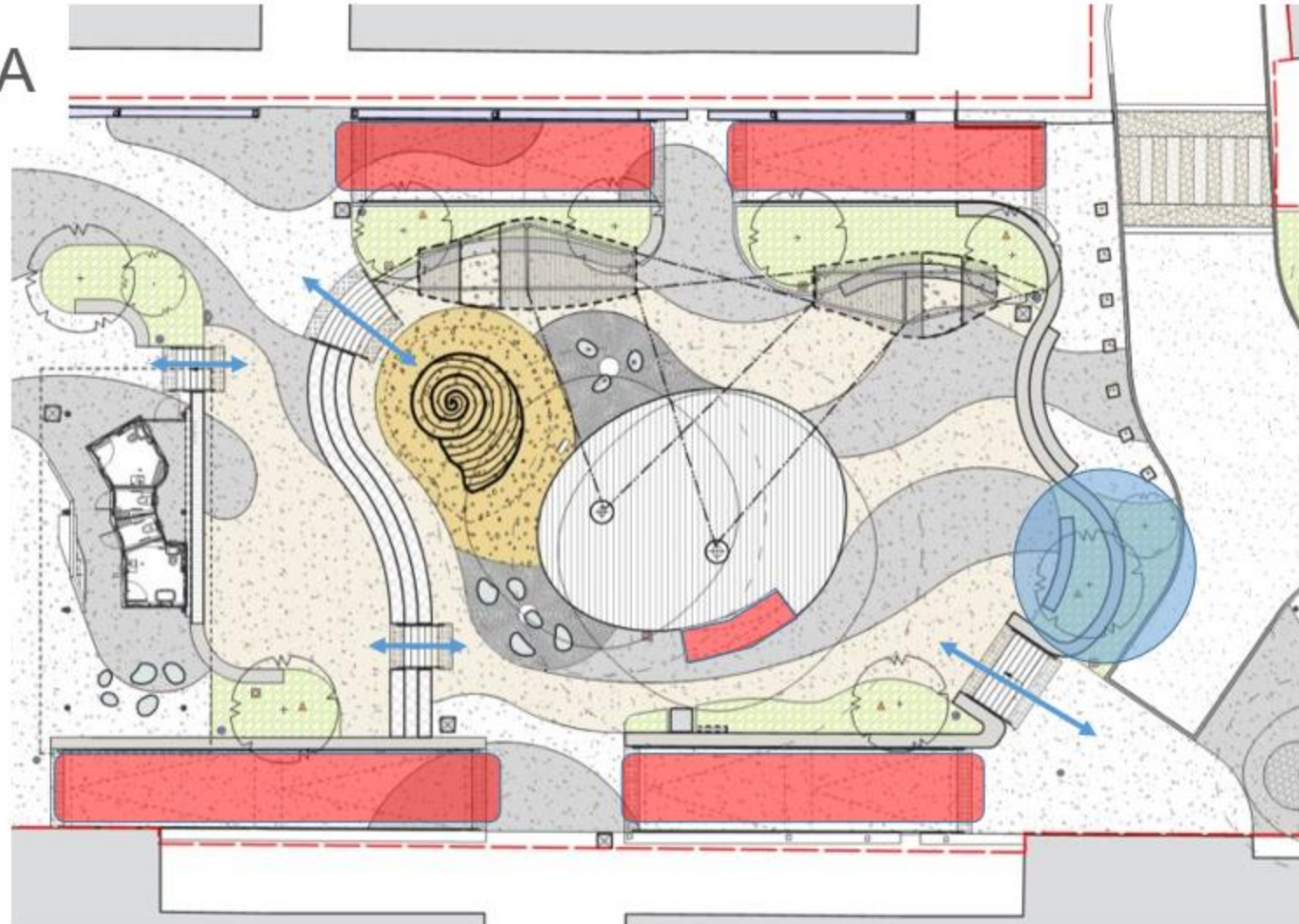


# Central Plaza – ramps, stairs, walls, turning bay

## CENTRAL PLAZA

### CIRCULATION

- 1:14 RAMPS
- STAIR ACCESS
- SEPARATION FROM CARPARK
- TURNING BAY
- RETENTION OF EXISTING WALLS

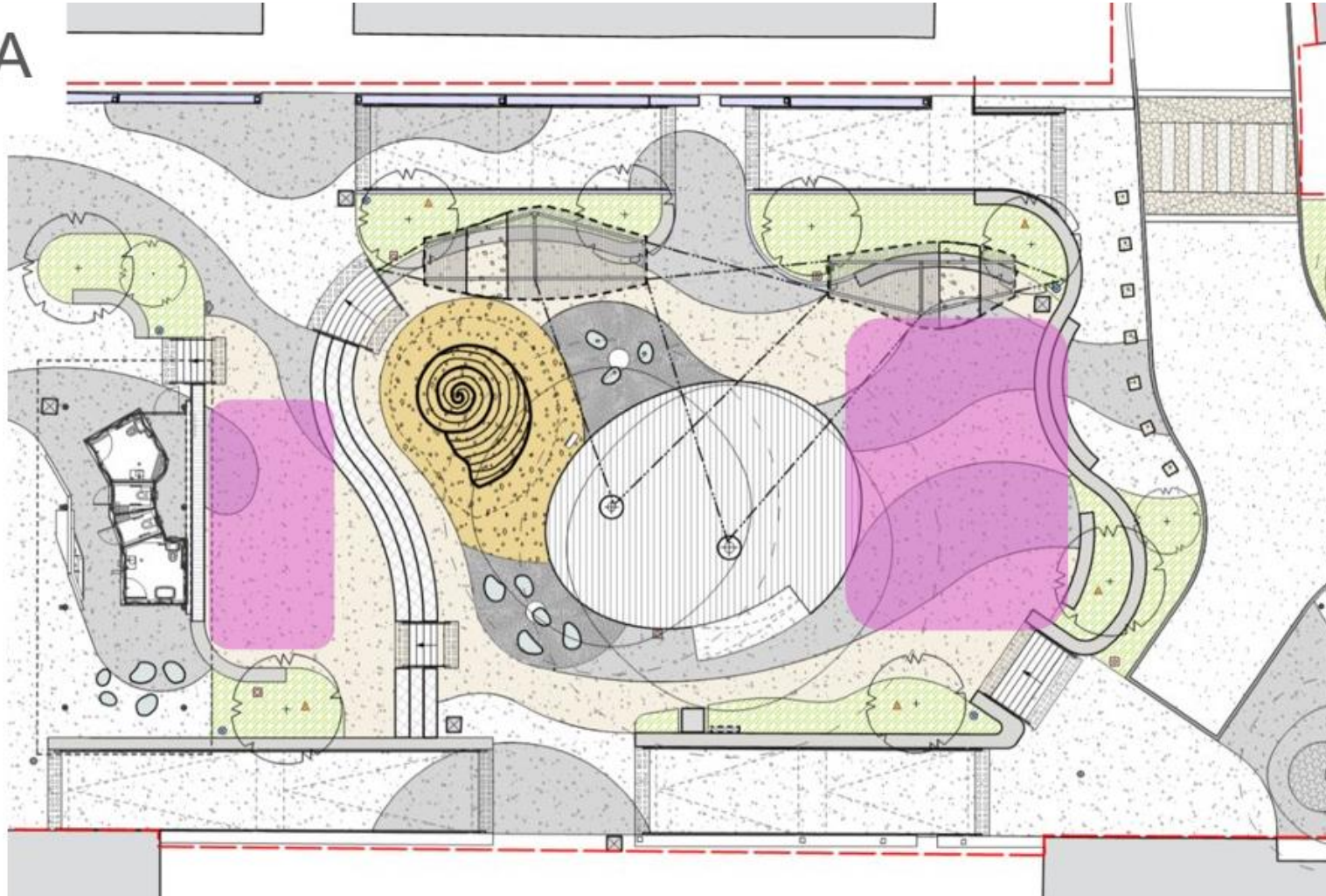


# Central Plaza dining space

## CENTRAL PLAZA

140m2 OUTDOOR  
DINNING

- 90m2
- 40m2



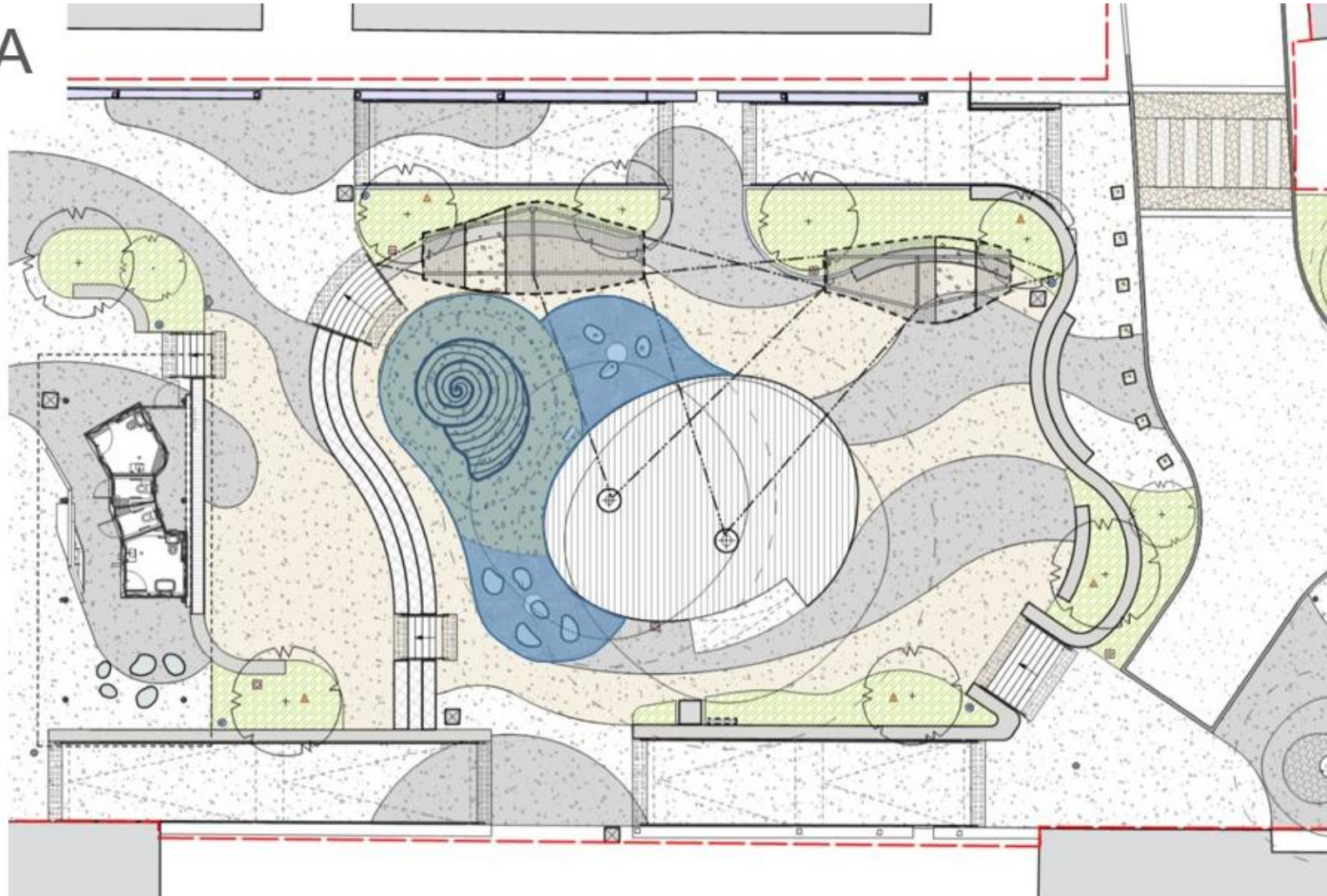


# Central Plaza - play elements

## CENTRAL PLAZA

### PLAY ELEMENTS

- “PERIWINKLE” CLIMBING STRUCTURE
- “CUNJEVOI” WATER FEATURE
- BOULDER SEATING AREA



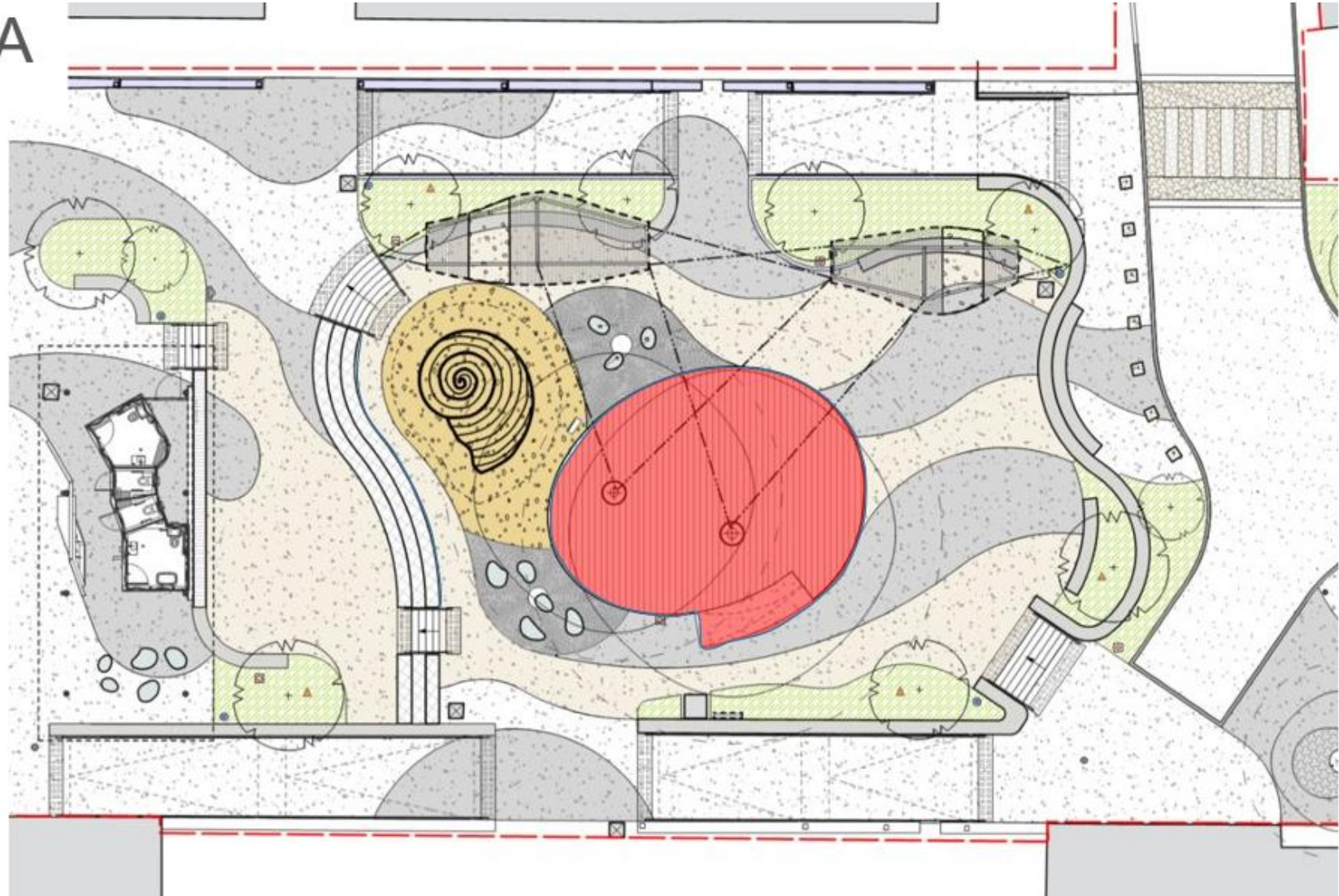


# Central Plaza

## CENTRAL PLAZA

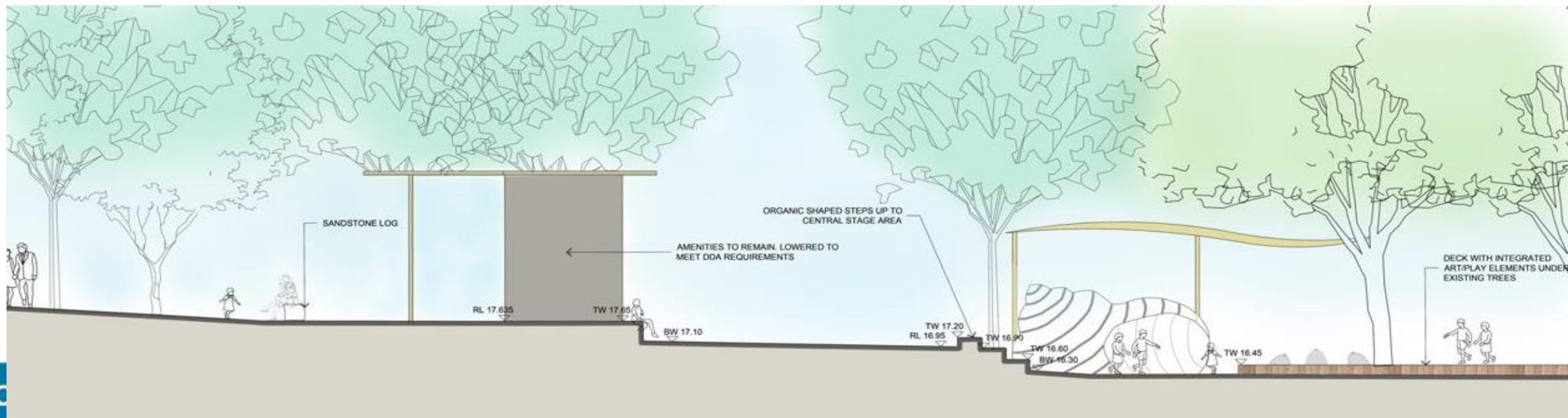
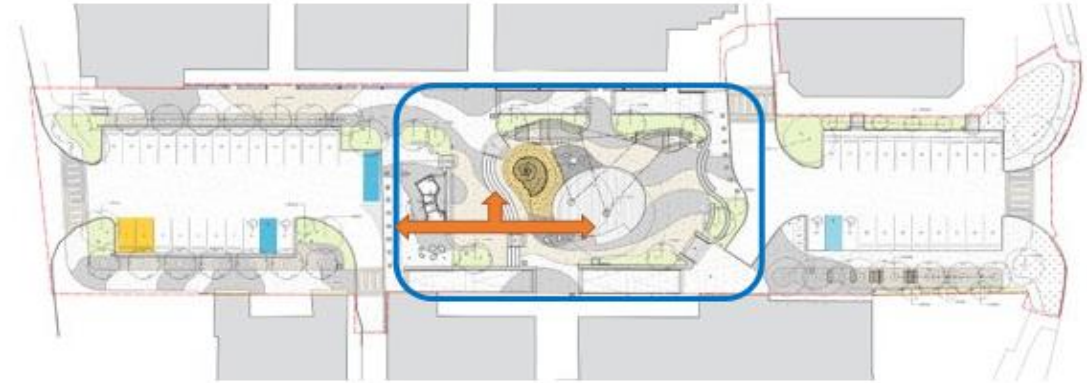
### TIMBER DECK

- DECK TO RETAIN EX. TREES
- RAMP ACCESS TO EAST
- MULTIPUSPOSE AREA (PERFORMANCE, STAGE, PLAY)



# Central Plaza elevation

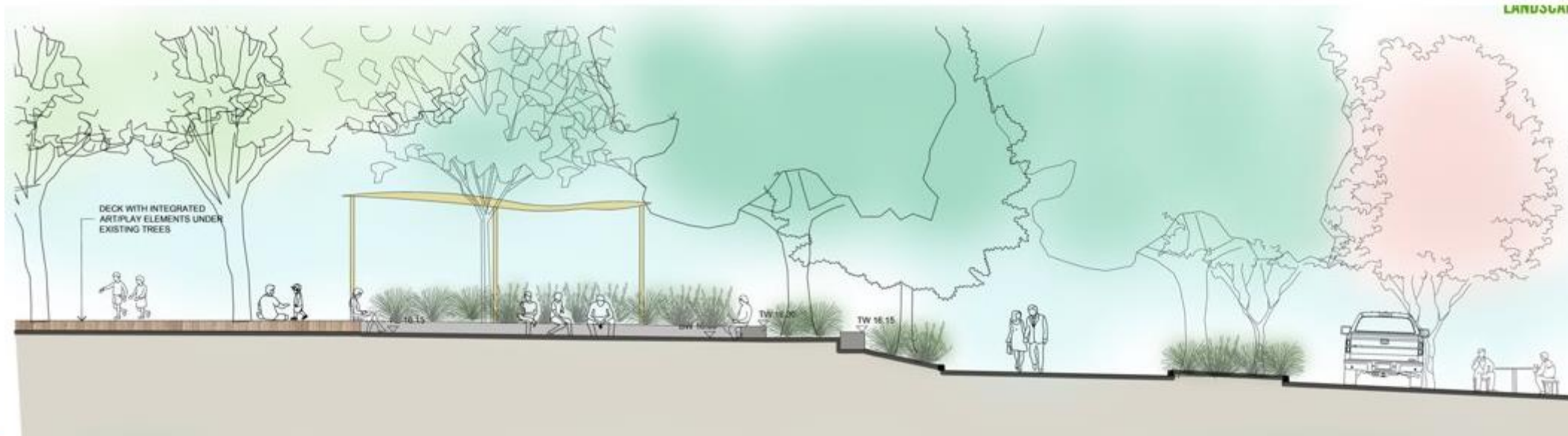
## CENTRAL PLAZA





# Central Plaza elevation

## CENTRAL PLAZA



# AMENITIES BUILDING





# Amenity Block - elevations





Pops of colour

Aluminium  
Mesh  
transparency

Timber battens

Etched  
concrete

2 x Accessible

2 x Ambulant  
Unisex



# Amenity - elevations







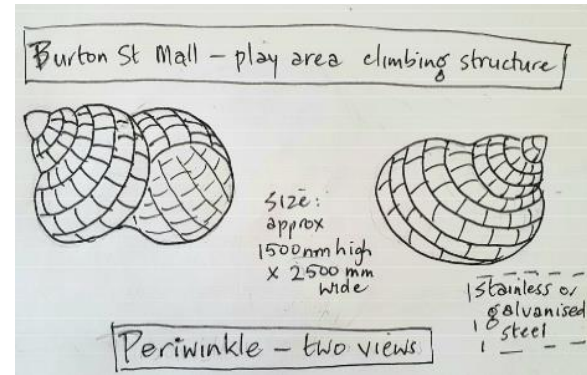
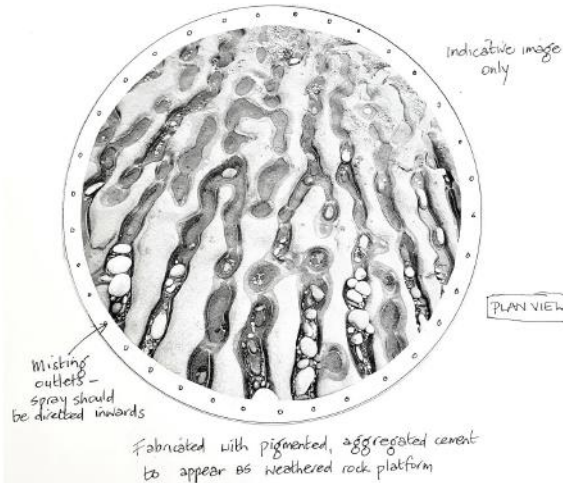


# Elements 95% design development

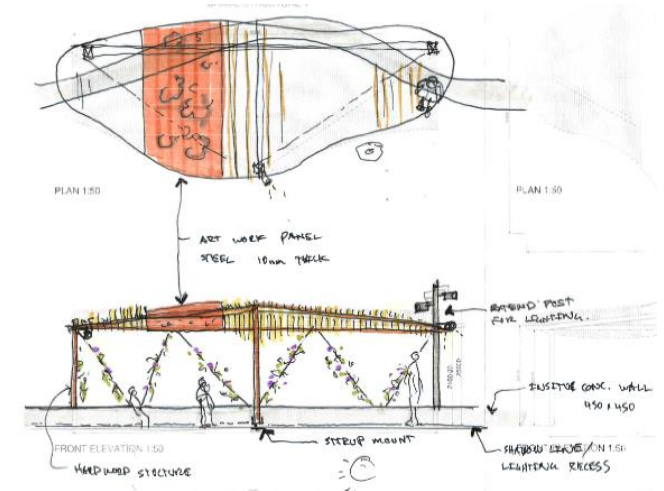
## play



## water



## shade





# Vincentia Village Shops



## Thank You

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# Comments & Questions

