

## VINCENTIA DESIGN STATEMENT

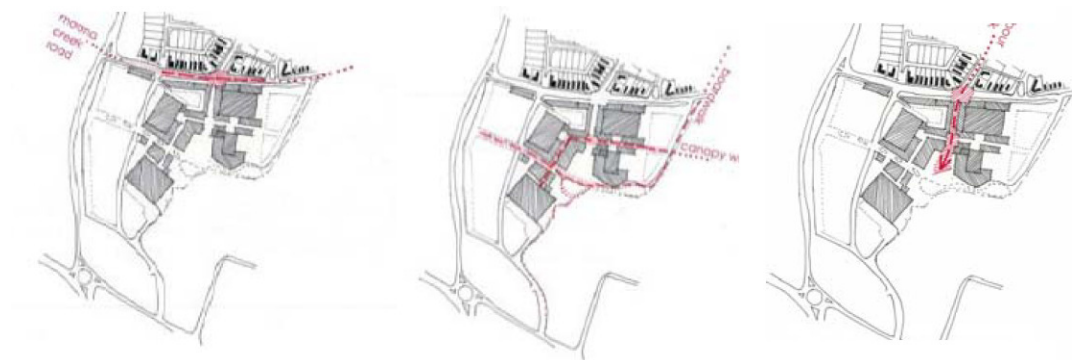
The core principles around the creation of Vincentia Town Centre focus on 5 key strategies that combine to form the town:

### 1. Public Domain Strategy

The main philosophy in regard to the public domain is its definition and what forms it. We strongly believe that the public domain is decidedly not only about buildings per say but more succinctly the space formed by the buildings; that is the space in between. Public domain is therefore about spaces. The Vincentia Town Centre explores and celebrates the places and spaces of the town which are:

1. **Moona Creek Rd** is Main Street; it is activated by two 'gateway buildings' which flank Arbour walk. The level of activation is appropriate to a village and is hence scaled to respond and interact with the residential development and forms the interface between the town and house; the experience of the town appropriately announces itself at this interface
2. **Arbour Walk** is a pedestrian street that continues the residential walk in a seamless transition of the smaller scale elements of the suburb to the larger scale elements of the town; it is orientated and focuses on the water as a reference point continually opening the vista and providing a physical link to the bush
3. **Canopy Walk** is a pedestrian street with a floating 'parasol' which allows differing degrees of cover while allowing light and shadow into the spaces. It continues the experience of the 'outside' blurring the distinction between inside and outside 'knitting' the individual buildings of the town together
4. **Boardwalk** is an 'eco' trail where the natural beauty of the bush and water can be appreciated. It weaves its way thorough all parts of the other experiences from inside to out and is the main visual focus of the town

The proposed closure of both boardwalk and canopy walk related to changes to Part J of the BCA in regard to climate control still allow the above concepts to hold true as it is the material palette which continues to link from inside to out



The 7 key strategies are as follows:

1. A discovery- an experience through the compression and de compression of space- a very simple rule- err on the side of tight and intimate rather than large and impersonal
2. A variety of places and spaces rather than a variety of materials and elevation
3. Its all public domain- from the carpark, as a pedestrian, shopping, going to the library- there is no distinction between inside and outside and the quality of the space
4. The town 'mediates' between the resident function and the commercial functions
5. Activity is concentrated at points
6. The site and its attributes, the bush and water are continuously viewed and referenced
7. The form of the buildings responds to the pedestrian level, lowering to create more intimacy and uplifting where more volume is desired. The buildings form a 'container' for the activity or life of the town

## 2. Built Form Strategy

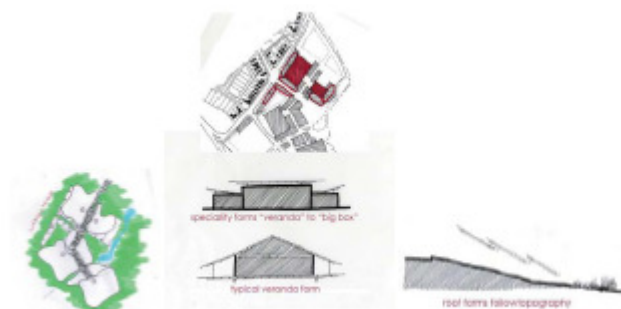
The built form strategy is derived from the built form of Vincentia's existing building vernacular- both past and present. The key initiative centres on the 'building in the bush' typology- not only is this appropriate to the desired 'coastal bush style' but is a typology already established in the public buildings of Vincentia for example the school and the leisure centre. The key attributes of this typology are 'building in the round', large overhanging roof forms, a restrained palette of lightweight and largely natural raw materials. In response the buildings in the Vincentia Town Centre, therefore, present themselves as stand alone pavilions with wide overhanging 'brims' flanked by lower verandah forms containing the speciality retail- these lower elements help to deliver a more intimate experience at pedestrian level.

The 4 key strategies are as follows:

1. Following the established typology in Vincentia of 'buildings in the bush'- the town centre presents itself as a series of buildings in a bushland setting- pedestrians are able to walk around the buildings and they remain largely unsleeved
2. The roof is an extremely important element in this landscape and specifically topographically. Typically shopping centre roofs are parapeted forms covered in plant and services. The Vincentia town centre employs large overhanging roof forms which make the larger forms appear finer and less prominent reducing visual bulk. Importantly at the ground plane the overhanging roof becomes the strategy for obscuring the more utilitarian aspects of the town centre like loading and plant space as it peels down to the ground to shield these aspects from view. One should not forget however that the working aspect of any town adds an authenticity and character as opposed to a highly sanitised domain. This form also allows the roofs to step down the site and therefore follow the topography emphasising vistas to the water body
3. The speciality and other uses form 'verandahs' around the big box uses and are used to help to de scale or de emphasise the whole and present smaller scale elements to the street and public domain. The use of the overhanging roof also presents a fine edge to the streets further enhancing a more human scale
4. The treatment of the space whether it is enclosed or open remains the same - the materials flow inside to outside making a seamless transition with only a floating parasol of a roof altering the perception of the space in the more covered environments. The inside/ outside relationship is prime. The external palette of materials will be incorporated into the interiors and interposed with additional materials which will graduate from outside to inside and back outside. Since the new Stage 1 incorporates a predominant fashion mix it is appropriate that the materials also reflect a finer finish and materiality balanced against the raw palette of the exterior and that this strategy follows the notion of a seamless indoor outdoor transition. This 'gradation' will add to the experiential quality of the town adding a further layering to the material palette and continues the public domain.

## Landscape Strategy

The landscape strategy is integral to the built form strategy rather than an overlay to it- plainly the landscape strategy IS the primary built form strategy. This site and therefore this project is about the bush and the buildings response to and interaction with the bush



### 3. Sustainability Strategy

The sustainability commitments have been agreed to under the current approvals. We also reference the separate ESD report attached to the submission.

The key strategies are:

1. **SITING:** The siting of the buildings predominantly relates to the natural elements of the sun, wind and rain and so passive means of climate and energy control are fundamental to the sustainability.
2. Topographically the buildings are sited to advantage- minimising cut and fill to bare minimums
3. **WATER:** Water from the roofs will be harvested and used and this will be showcased to the pedestrian via articulated cantilevering gutters falling into rain water tanks so that the architectural expression of the roof demonstrates this collection at a human level. The collection of water is also highlighted in the use of the bio swales in the carpark and the ability to track this to the main water pond visually and physically linking the catchment to the town.
4. **MATERIALS:** Since the skins of the built form are predominantly lightweight and panelised on steel structure they are able to be unbolted and reused. The aesthetic quality of the component and fixing will be celebrated. It is also envisaged that where possible recycled material will be used (eg the cattle rails used for the timber cladding specified from sustainable or recycled sources
5. Materials have been selected for use in their natural state ie without coatings or supplementary claddings or finishes as in the custom orb cladding and the timber
6. **EDUCATION:** Since the site is ecologically sensitive the idea of an 'eco walk' along the boardwalk should be explored and elevates the status of the town centre through community involvement unassociated with retail spending



### 4. WSUD Strategy

The creek is an absolutely pivotal element to the town centre approach. Water and the bush are the defining elements of the site and indeed of Vincentia as a suburb.

The 5 key strategies are:

1. The town centre is a development on the creeks edge- this is the focus of the town centre
2. Vistas to the creek are enhanced upon key approaches from car and as a pedestrian
3. It is a pivotal part of the public domain and is appreciated at all levels of the public domain from the car park to the enclosed spaces
4. It is the connecting thread of the journey of the town
5. The creek does not rely on the water- its is as much about the creek bed and lower lying areas -San Louis Obispo USA is a fantastic case in point



## 5. Materials Strategy

The material palette and its use is a response to the built form strategy of 'buildings in the bush'. It is used not only to derive a pleasing aesthetic from honest materials with robust detailing but also delivers a low or no maintenance approach to claddings

The 4 key strategies are as follows:

1. A limited palette of predominantly light weight material- metal- interspersed with recycled timber, green walls, fibre cement, canvas, steelwork and blocks of colour. Proximity to the user will dictate the proportion of the interspersed materials so that for example materials closer to the user will generally be warmer and more tactile like for example timber. We have experience with the use of lightweight skins and the major big box users with their particular requirements. Importantly there is little distinction between the material palette used in the open versus more enclosed spaces. The external palette of materials will be incorporated into the interiors and interposed with additional materials which will graduate from outside to inside and back outside. Since the new Stage 1 incorporates a predominant fashion mix it is appropriate that the materials also reflect a finer finish and materiality balanced against the raw palette of the exterior and that this strategy follows the notion of a seamless indoor outdoor transition. This 'gradation' will add to the experiential quality of the town adding a further layering to the material palette and continues the public domain.
2. The structure of the built form will be exposed and celebrated and will add a visual layering to the space without cause to conceal.
3. The foundation materials of the built form becomes an aesthetic device- such as eaves remain unlined, concrete slabs are polished, plates, bolt connections and fixings again add a visual layering
4. Materials are left in their natural state- such as the metal cladding, weathered and raw Timber



## CONCLUSION

Rice Daubney believe the established masterplan concept is a robust plan which permits adjustment to the *particulars* of the plan form while still fulfilling the macro strategies discussed above. Importantly the town spaces of Moona Creek Road, About Walk, Canopy Walk and Boardwalk are still evident in all stages of development and the building expression can still be explored as forms which respond to these town places