

Vincentia Marketplace
Moona Creek Road, Vincentia NSW
Architectural Design Statement for Modification 4
November 2011

The following is a statement is to describe the design modifications made to Vincentia Marketplace, and how these modifications affect the intent of the Vincentia Town Centre competition design and its core design principles of:

1. Public Domain Strategy
2. Built Form Strategy
3. Sustainability Strategy
4. WSUD Strategy
5. Materials Strategy.

The design modifications will be described below with the specific modifications being made to the design benchmarked against the original design intent.

Public Domain Strategy

The public Domain strategy for the development is driven by the generation of 'spaces' through a combination of building massing and building use. The strategies as defined in the design principles for Public domain set by Rice Daubney are:

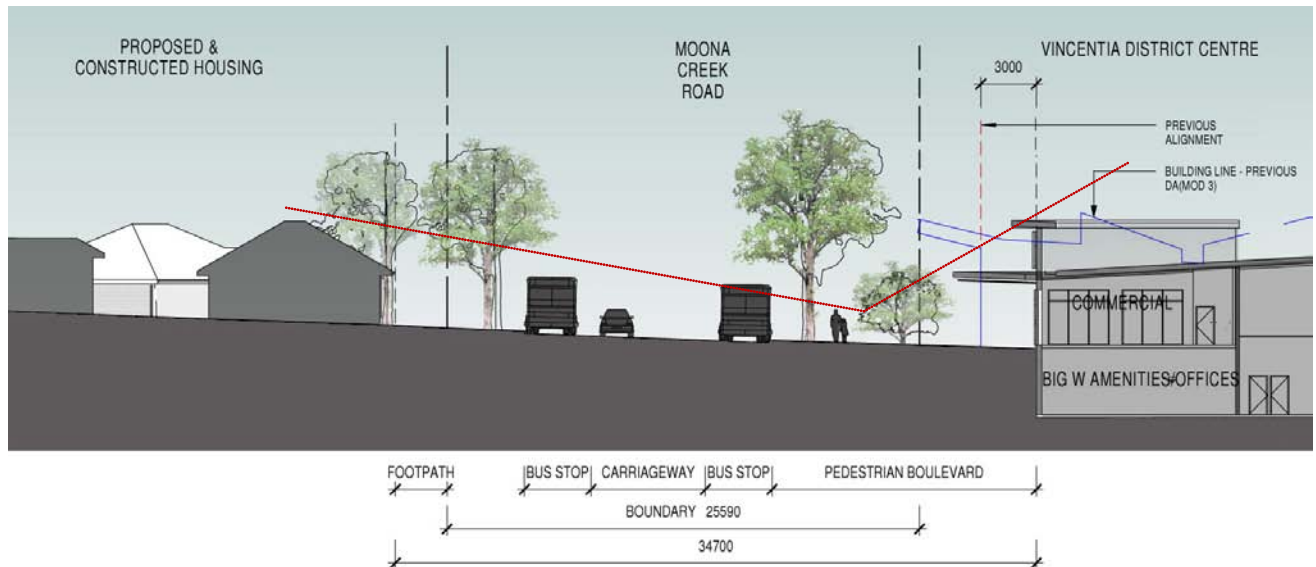
1. *A Discovery – an experience through the compression and de-compression of space – a very simple rule – err on the side of tight and intimate rather than large and impersonal*
2. *A variety of places and spaces rather than a variety of materials and elevation*
3. *Its all public domain – from the car park, 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 created 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 a pedestrian point of view, 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.*

The key elements of the public domain at Vincentia Town Centre are analysed against these principles below:

a) Moona Creek Road Frontage

The Moona Creek Road frontage forms the primary address and gateway to the new town centre. The challenge for the town centre is to create an atmosphere of 'town' utilising the Moona Creek road frontage, whilst directly facing low scale residential development. The concept design set in place principles of the gateway buildings either side of the harbour walk. The mass and scape of these buildings being formed through double height main roof and facades to the street, and overhanging street awnings along the active shopfronts.

As part of the overall site earthworks strategy, the cut required for the centre has been reduced through setting the main building bulk back from Moona Creek Road. The essentially asymmetric structure of the road in terms of built form is minimally affected by this change as the extent of street activation, pavement and landscape works are all retained with the existing design intent. This change is considered to have no impact on achieving the 'gateway buildings' concept as both structures will be retained with their originally proposed bulk, scale and façade treatments.



Above: Moona Creek rd: Note asymmetric nature of built form to each street address generated by alternating land use.

The street cross section demonstrates the additional setback is minimal as a percentage of the overall width of the street, as can be seen from the section below. This diagram shows the large existing width of street cross section, and how the additional 9% width has little impact on the streets character. The primary goals of the street of a village scale retail activation confined to a single side of the street, with a landscaped pedestrian zone. The extent of landscaped area to Moona Creek road is expanded to suit the new setback.

b) Arbour Walk

The Arbour Walk component of the development will not be modified by this application as its primary construction will be in later stages of the development. The Stage 1b and Stage 2 components of the development are not proposed to be amended as part of this application.

c) Canopy Walk

The principles of the Canopy walk set out a floating parasol roof structure forming enclosure of the arcade 'street'. With the now fully enclosed arcade, this device has been adapted into a more formal roof structure from which a high quality retail environment can be created. This new roof structure is a more appropriate treatment for this new type of space, however through its scale and form, along with fully glazed end walls and clerestories allow the maximum day lighting of this primary axis, whilst allowing lines of sight and permeability of the structure to approaching customers.

The height and scale of this roof structure has been is such that an appropriate retail scale is created within the building, appropriate to a retail centre of this size and scale. The arcade width is narrowed from the previously 10m width to 8m. The original width of arcade was appropriate to create separation between two distinct and separate structures as unenclosed space. The previous application approved the enclosure of the main mall to create a more conventional retail environment. An 8m wide arcade with highlight glazing above the shopfronts allows for natural lighting to the arcade consistent with the design principles. These clerestory elements carry along the length to act as south lighting and create important sightlines for users of the space to the sky.

The line of sight through the main structure is maintained and enhanced through the use of a strong canopy roof line along the length of the building.

d) Boardwalk

The materiality of the proposed boardwalk will generally remain consistent with the design principles and only minor modifications to its extent are proposed to suit the lesser footprint of the base building structure. The modifications to cut and fill throughout the site, and definition of the site water management and civil infrastructure have been adapted into a revised landscape plan.

Principles of the public domain including the blurring of definition between internal and external spaces through the use of extensive glazed elements, and use of lightweight Canopy roof structures, and the maintenance of key sightlines to the sites natural surrounds are all maintained or enhanced by the proposed modifications.

Built Form Strategy

The principles of the built form are established by the Rice Daubney design 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..... 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 specialty retail – these lower elements help to deliver a more intimate experience at pedestrian level"

The Four key Built form strategies defined by Rice Daubney are reviewed against the proposed amendment below:

a) Architectural Style and Vernacular

The Massing of the development follows the key spatial planning previously proposed with distinct and separate 'pavilions' containing retail activity within. The Supermarket and Discount Department store buildings anchor the ends of the development with a large linking roof running between. This roof is intersected by the Canopy walk roofline that scythes through the development creating sight line opportunities and fenestration.

The overhanging roofs of each pavilion, combined with raw finishes and materials are maintained. Screening devices of timber and steel are integrated into the overall façade concept in line with previous proposals. The detailed selections of façade materials have been developed and an amended materials and external finishes schedule forms part of this application.

b) Roofscape

The layout and configuration of the ground floor plan has defined the alignments of the main roof structure. Structural efficiencies and analyses of location and visibility of roof plant condenser decks have led to a concise and refined structural design. Long and low roof lines floating over the external walls are tapered to a human scale at the activated edges of the structure. The key design principles are maintained through use of overhanging roof forms, and tapering lines that reduce the visual bulk of the building. The additional, unutilised roof bulk over the DDS structure has been removed with the overall roof height of the building reduced as part of the application. This reduction is still achieved in spite of the minor increase in floor level of the development of 500mm.

c) Verandahs

The verandah projections and attachments moderate scale for pedestrians as they circulate around the perimeter of the building structure. They provide amenity through shade, weather protection and tie the building into the ground plane through running screen walls of similar detail to awnings vertically where they become screening devices. The verandas proposed as part of this application are generally consistent with those previously proposed. An additional extent of weather protection to the car park frontage is proposed to allow for further edge activation by retail tenancies, and provide amenity for customer pick up and taxi stand for the Stage 1a component of the development, prior to the Stage 1b and 2 works to Moona Creek road address.

d) Material transition from outside to inside.

Natural materials are to be utilised in the external screening devices, with raw metallic framing. Micaceous Oxide (Sydney Harbour Bridge paint) to steel columns and frames give texture and low sheen texture to contrast with naturally weathering timber. Heavy masonry walls contrast from textured block work bases to anchor the building to the site, to natural finish and stained concrete wall panels. Colour and light is provided through panelised cladding panels in rich, earthy tones as shown on the architectural elevations. The natural materials are carried through to the internal mall environment with exposed laminated timber roof structure and dark painted structural steel. Floor colours and treatments will be integrated to create a 'seamless' transition across the threshold to interior spaces.

e) Landscape strategy

The landscaping strategy is to remain consistent in the proposed amended design with detail layout of the landscaping being modified to suit the reduced building footprint.

Sustainability strategy

The key principles and commitments of the sustainability strategy are followed in the proposed design. The proposed modifications include raising the main building floor level, driven by the goal of creating a balance between the cut and fill, with imported and exported fill from the site having a large environmental impact.

The modification to the proposed development is to the increase in the height of the floor level by 500mm to RL.12.5. This change has been driven by on-site soil investigations to balance cut and fill on site. The slight elevation of the floor level also has the added benefits of reducing the effects of mechanical pumping of sewer systems from the site caused by its low level in relation to the Moona Creek level, and thereby reduces energy consumption.

The Water harvesting strategy previously proposed through use of bio-swales in the main car park and detention dam are maintained, with modifications to the design to improve efficiency of the water catchment system.

The façade materials are to be a lightweight, panelised system of façade cladding, over the base building structure. This is consistent with the design intent of 're-useable components' as set out in the original sustainability strategy.

The future stages will still incorporate the boardwalk and pathways that activate and enable interpretation of the natural and constructed landscapes.

WSUD

The town centre WSUD approach is pivotal to the definition of Vincentia. The key strategies nominated in the design intent 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 water – it is as much about the creek bed and lower lying areas.*

The key element of maintaining sight lines from the car and pedestrian point of view to the creek are achieved under the modified design through large glazed end walls and high roof line running through the centre of the site. This alignment follows the main water channel under the development, before it carries into the main lake bed.

For customers approaching and using the centre, the bio-swales and lake elements are highly visible. Through the use of interpretative signage in the final design, identification and education of the way this system will function will be demonstrated and communicated.

The character of the landscaped creeks and trees will not be adversely impacted by the proposed modifications.

Materials Strategy

The Rice Daubney concept of materials sets out as follows:

"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 cladding."

This strategy is achieved through use of walls and surfaces clad in natural or unfinished materials that are allowed to age in place so as to blend in with the colours and tones of the natural environment. The modifications proposed to the building cladding systems are minor to allow for more conventional and cost effective forms of construction of the base structure.

The base wall structures are embellished and fenestrated through these screening elements and contrasted with the maintenance of the lightweight pavilion rooves that cantilever and extend on rakish angles towards the building edges.

These cantilevers create shading and definition and lighten the roofs effect in contrast to the walls. Added to the wall system is a series of lightweight screens and cladding panels that provide tonal and visual clues to the surrounding bushland, with ocre, rust and eucalyptus tones. This enables the larger wall planes to blend into the sites natural bushland surroundings where appropriate, and contrast and highlight where needed for visual recognition of the retail activity and entry nodes.

Where timber elements are a simple screening device, the timber will be left to form a weathered, grey appearance over time. Where timber has now been introduced as part of the design modifications as a way of improving the structural expressiveness of the building, this timber is appropriately protected and stained to provide a rich earthy colour and the essential coating system for a required structural member.

Summary

The amendments to the application primarily contain detailed development issues that have arisen through the design team's development of the documentation for the project towards construction phase. The core principles set out from the design concept are maintained in this developed design, with those modifications proposed consistent with the core principles.

The proposed developments overall gross floor area will not be modified, with the extent of the Stage 1a development, modified to suit current economic demands and forecasts, whilst not 'designing out' any future flexibility for the overall centre.

The attached architectural documentation describes the modifications in further detail.