

## **Design Change Schedule**

### **Vincentia District Centre**

### **Modification Part 4**

**November 2011**

To be read in conjunction with Architectural Design Statement

<b>No.</b>	<b>Amendment</b>	<b>Rationale</b>
1	Big W store, Commercial Offices setback to Moona Creek Road by 3m. Landscaped pavement treatment expanded to suit.	Detail design of shoring system dramatically reduced with a 3m setback of the commercial frontage to Moona Creek Rd. Overall width of building to building on Road increases from 30m to 33m. Extent of public domain landscaping and pavement increased to match. Extent of façade fenestration remains with activation by commercial tenancies.
2	Specialty tenancies abutting Wetlands on North eastern façade reduced in size with wall setback 5m approx.	Detail Design of building roof structure, and reduction in mall width require external walls of building to be setback to maintain approved NLA and GFA. Landscaped terraces and landscaping areas increased to match
3	Specialty loading dock area reconfigured with storage areas located adjacent dock, position of substation amended to suit detail design, garbage area amended to suit operational requirements.	Loading dock apron and servicing areas subjected to detail design phase. Structural efficiencies achieved through realignment of walls, waste enclosure enlarged to enable Woolworths environmental controls to be utilised.
4	Roof line modifications	The configuration of the main arcade roof and structure has now been developed in consideration of the new enclosed format. The principles of a 'cluster' of buildings is maintained through the arrangement of main roof lines, including the defining canopy walk structure.
5	Mall widths reduced	Mall widths reduced to typical regional centre width of 8m. Previous depths of mall based around original unenclosed mall which required greater physical setbacks. Distance separating shopfronts now more effective for retail trading and for creating link between each side of each retail precinct. Roof structure raised in arcade alignment to allow for clear line of sight through structure in accordance with original design intent. At North Eastern wall, large glazed element retained.
6	Building Footprint area reduced	Due to amendments to arcade width and adjustments to retail mall configuration, GFA is lower than approved DA, with NLA compliant with the consent conditions.
7	Extent of parking to be constructed in Stage 1a modified	Staging construction of the main carpark removed, all Naval creek road carpark constructed in Stage 1a.

8	Materials and Finishes Schedule	Detailed materials and finishes schedule amendments to suit constructability analysis and preferred base building construction methods. Detailed schedule provided with DA submission.
9	Main entry from surface carpark amended	Safety audit of carparking and entry pathway configuration undertaken to confirm paths of travel and identify any clashes, and remove or mitigate effects. Paved area at front entry redesigned to allow for shopfront glazing to specialty tenants not previously 'activated' to the carpark.
10	Building Level amended to R.L. 12.5	Detailed analysis by Civil Engineer determined raising the main mall level to RL 12.5. ameliorates the extent of cut and fill on the site, therefore reducing transport cost for importing/exporting fill from site.