

Vincentia District Centre

Vincentia NSW

Architectural Design Statement
31st January 2013

**Scott_
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Design Principles

Public Domain Strategy

Built Form Strategy

Sustainability Strategy

WSUD Strategy

Materials Strategy.

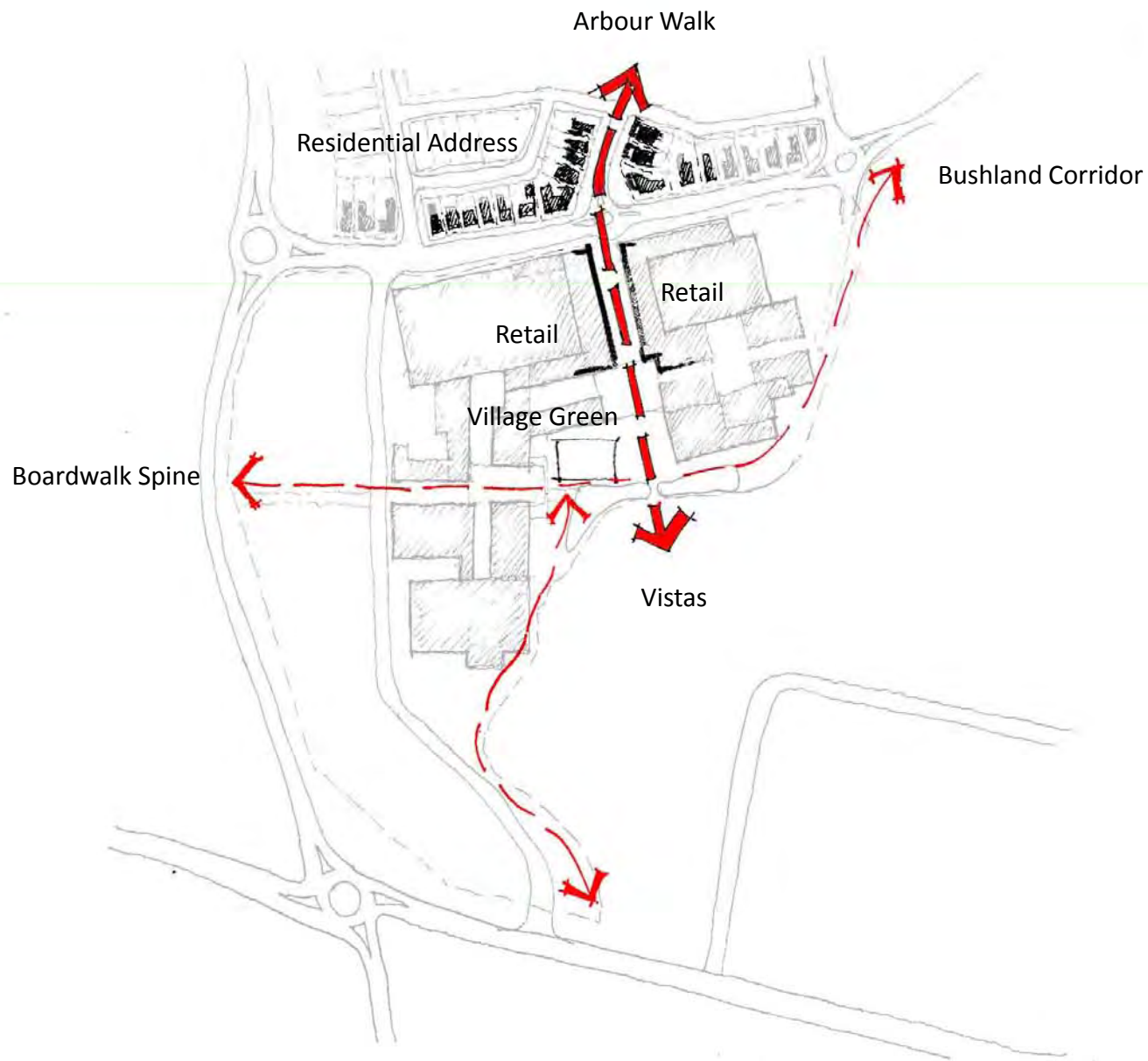
Coastal Design Guidelines for NSW

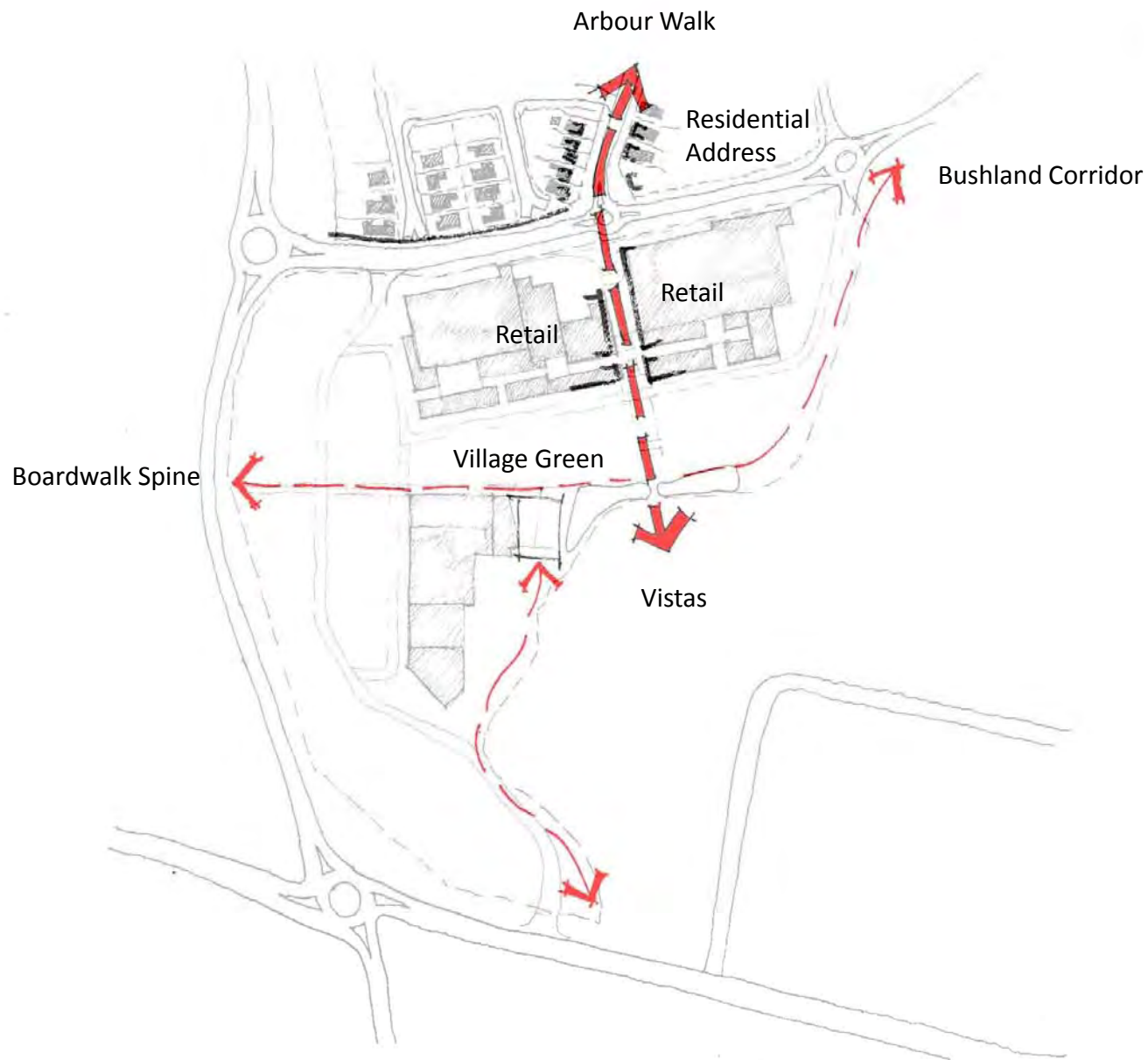
Design Principles

Public Domain Strategy

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.*

Site Analysis Diagrams



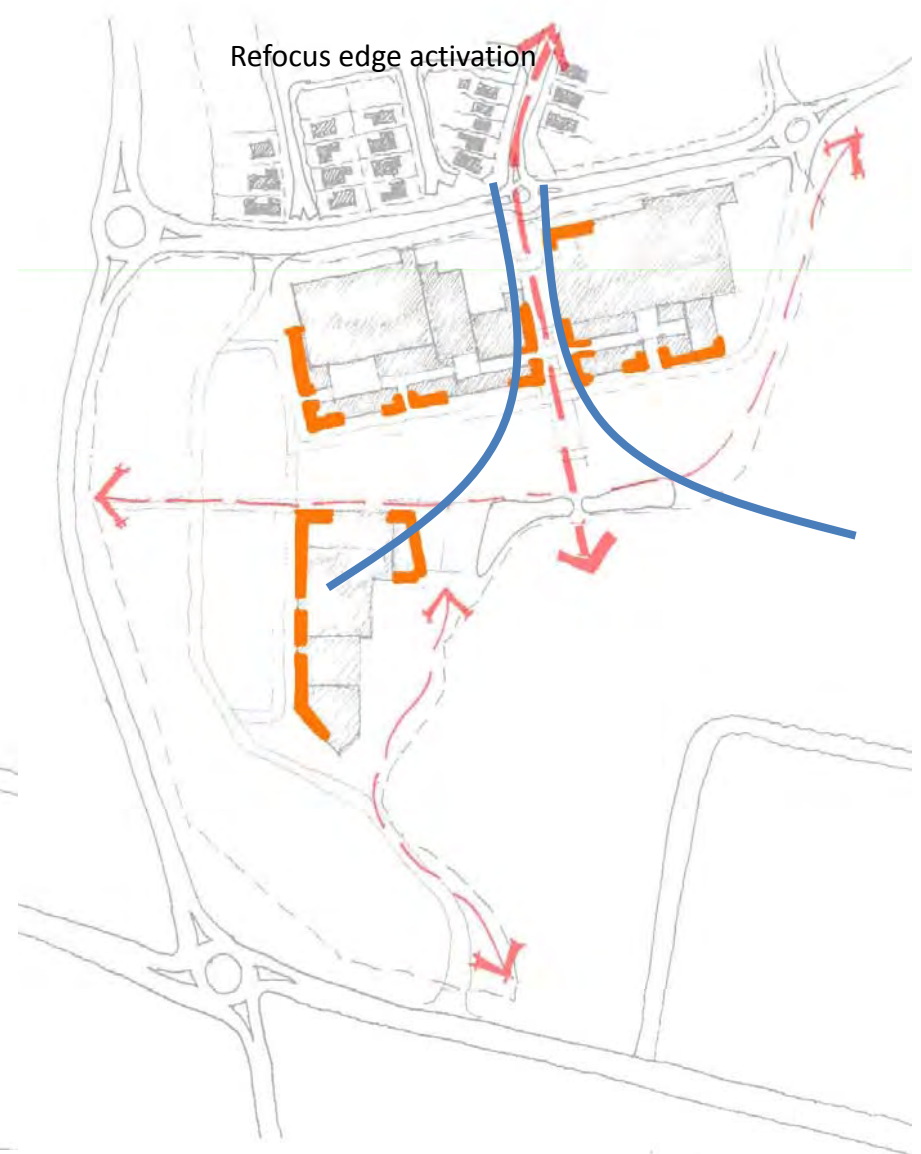




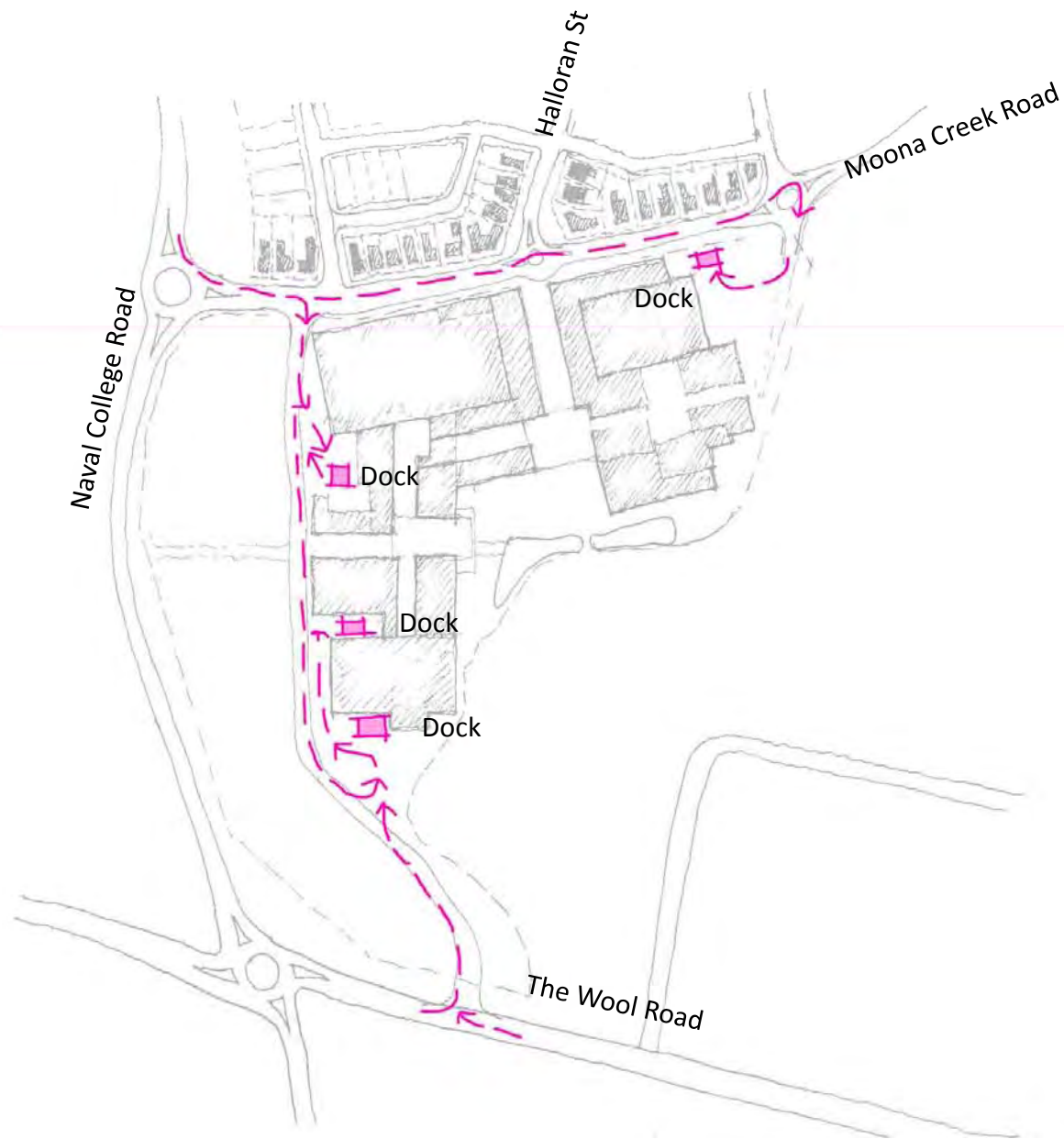


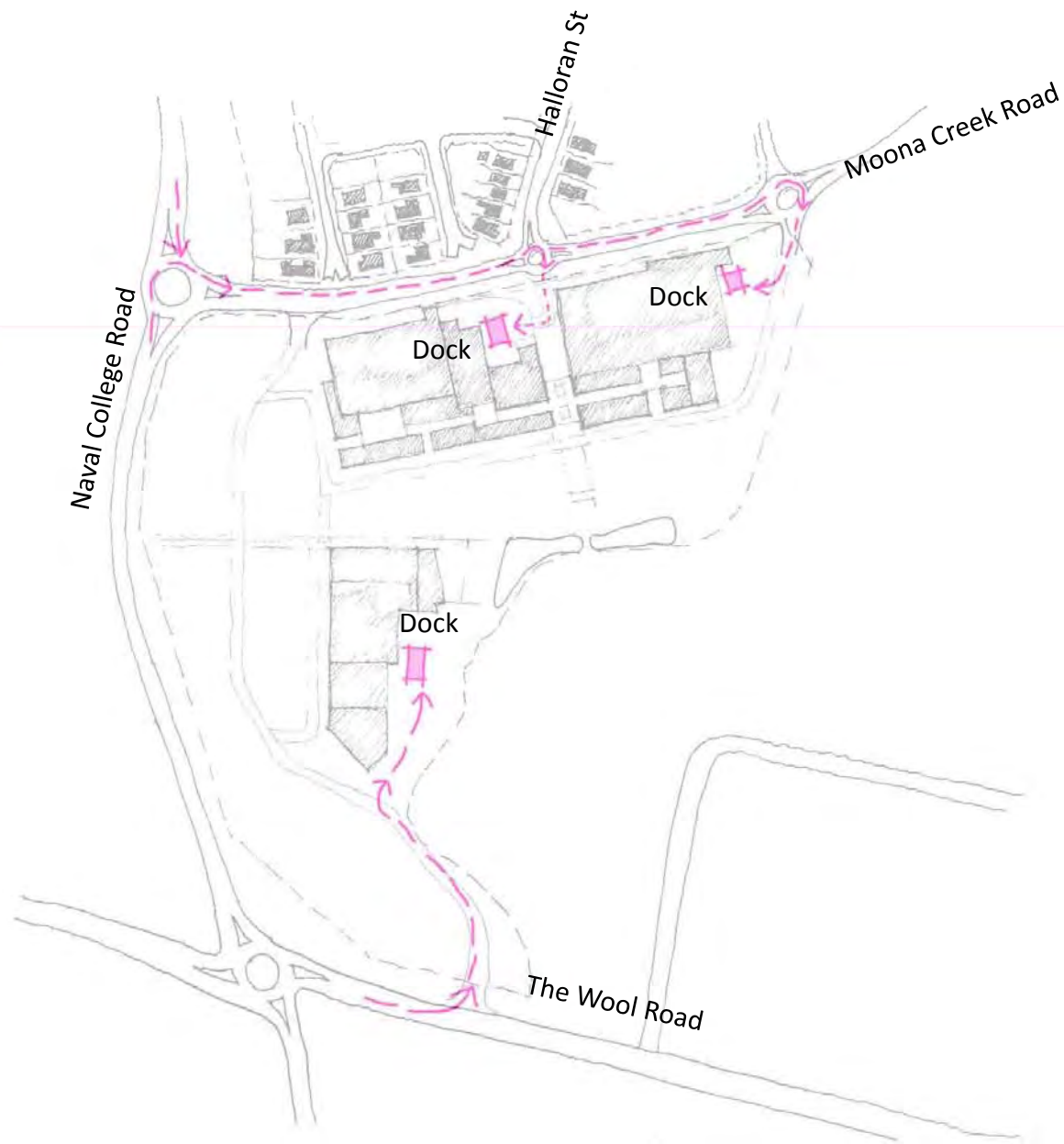


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Readjustment of Edge Activation









Mod 5 Submission Plans





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Vincentia District Centre
Project:
Client:
Fabcot Pty Ltd



1:500 @A1



Plan - North East

Reference No. 20110128
Discipline A
Drawing No. DA1202
Rev U



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Aerial Overview

Specific Modifications



Residential Subdivision

Town Centre Site

Moona Creek Road



Green Boulevard

Blank Fences to Residential Housing

Moona Creek Road

Landscape Screen

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Moona Creek Road Cross Section





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Moona Creek Road Overview



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Moona Creek Rd/Arbour Walk



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Loading Dock Street Level



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Arbour Walk Approach

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.....

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”

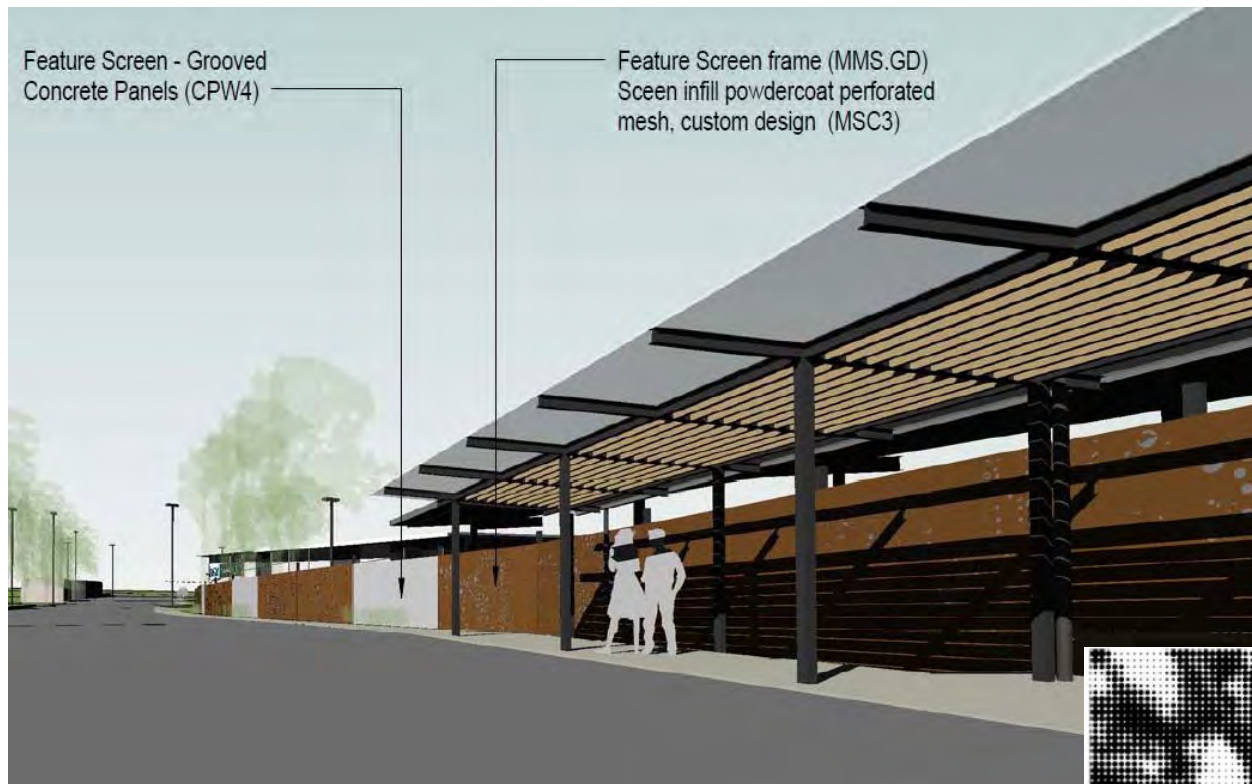
Built Form Strategy

- 1. Architectural Style and Vernacular**
- 2. Roofscape**
- 3. Verandahs**
- 4. Material transition from inside to outside**
- 5. Landscape Strategy**



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Arbour Walk Terraces



Graphic Concept for Screens,
Perforated Aluminium (MMS.GD, MSC3)

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Wall and Screening Treatments



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Arbour Walk Green Space





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Building Edge Conditions



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Entrance Canopy



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The Terraces and Wet Lands



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Wet lands Overview

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Thank You