

Design Change Schedule
Vincentia District Centre
Modification Part 5

March 2013

To be read in conjunction with Architectural Design Statement

No.	Amendment	Rationale
1	New 'Arbour Street' created to form vehicular and pedestrian spine to development.	Street connection provides for green harbour entry to site, enables loading docks to be reconfigured to reduce quantity of hard scaped area and increase landscaped footprint. Roundabout connection enables Stage 1 of development to function whilst future development stages are constructed
2	Reconfiguration of primary loading Dock	Loading dock relocated to be serviced directly by Moona Creek Road Roundabout. Loading docks consolidated to single area.
3	Relocation of tenancies fronting Moona Creek road, to facing Arbour Street.	Activity of as-built dwellings to Moona creek Road limited through lack of dwellings addressing the street. New active street edge created through internal linkage of Arbour Street.
4	BigW tenancy and associated commercial development relocated to Eastern part of site	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.
5	Woolworths and Aldi tenancies relocated to Northern end of site	By co-locating two supermarkets, commercial viability of centre can be established in Stage 1 at the Moona Creek end of site.
6	Pad Sites relocated	Two pad sites – Petrol Filling station and Fast Food Restaurant have been relocated to the Stage 1 component of the development to enable their inclusion in first stage of development.
7	Boardwalk link amended	Boardwalk link to now be a completely open air link through the site, still defined by same materiality of timber board treads and bioswale landscaped elements.

8	Building Footprint and Net Lettable 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.
9	Stage 1b plan removed.	Staging of development construction rationalised with Stage 1 and completed development only shown on drawings.
10	Primary circulation driveway through carpark reconfigured.	Circulation driveway to follow contour line to enable development of land to East and West and provide delineation of vehicular movement through site.
11	Building Level amended to R.L. 13.0	Through re-configuration of main Mall, base floor level of centre has been amended to enable better connection to the new Arbour street and remove large level difference to Moona Creek Road. This reduces extent of cut and fill on site.
12	Loading Dock Screening elements including Gateway elements added	Height of loading dock lowered in relation to Moona creek Road and screens and landscaping design proposed to shield dock from street view. Gateway 'column forest' element added at Junction of Arbour Walk and Moona Creek road to promote entry position
13	Future library position amended	Library position amended to be directly adjacent Village Green space on Landscape ponds area at Eastern edge of site.
14	Landscape Design to Moona Creek road amended.	Building setback to Moona Creek road increased to allow for enhanced landscape treatments along street edge.