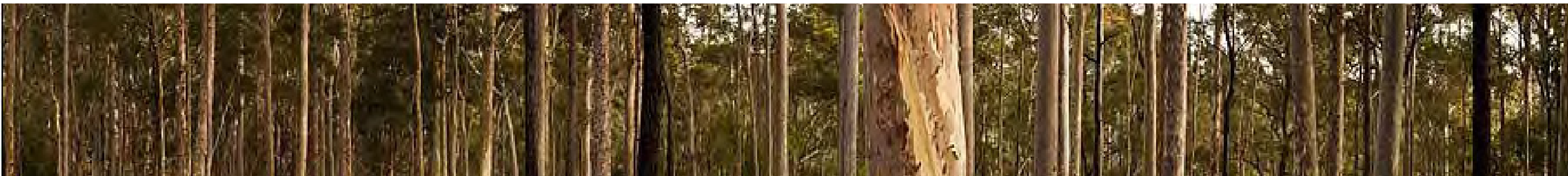
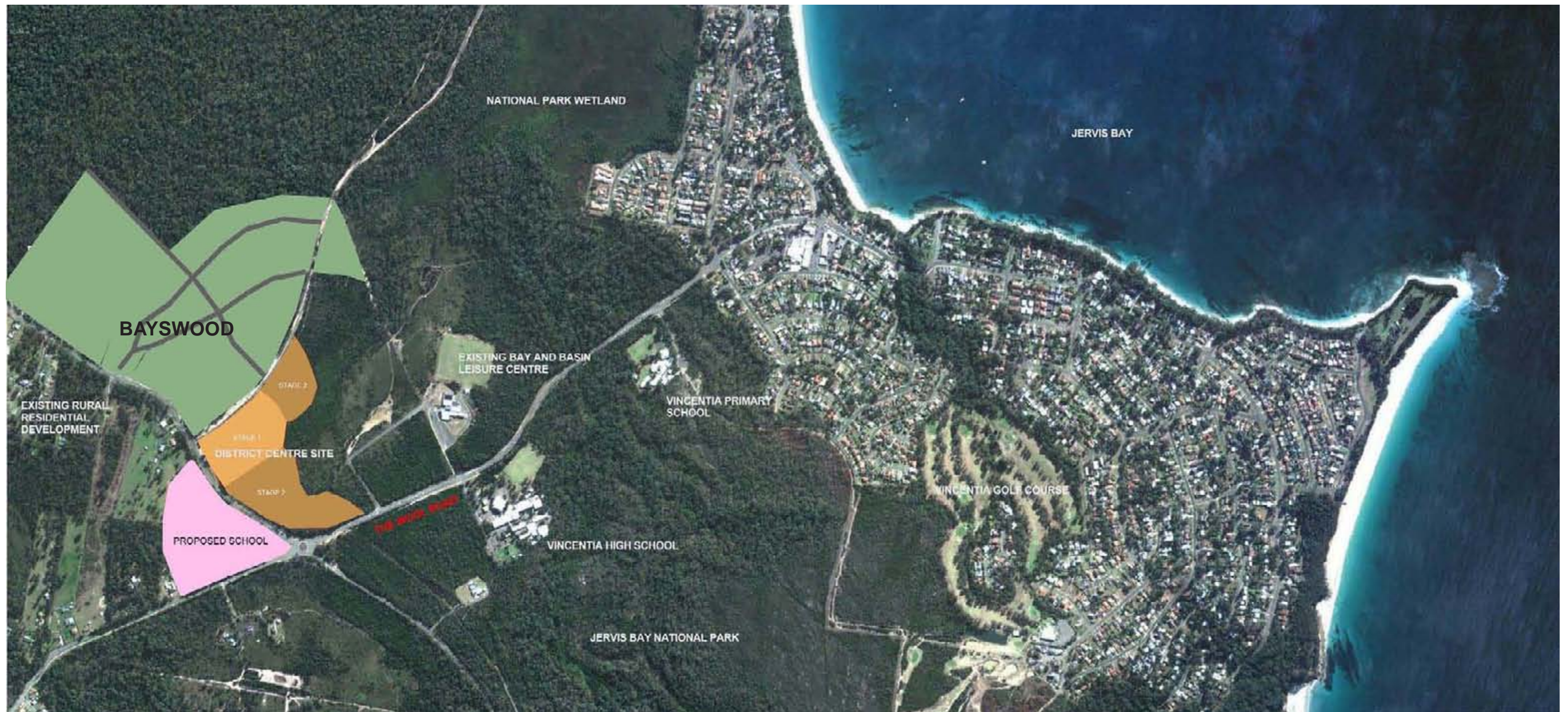


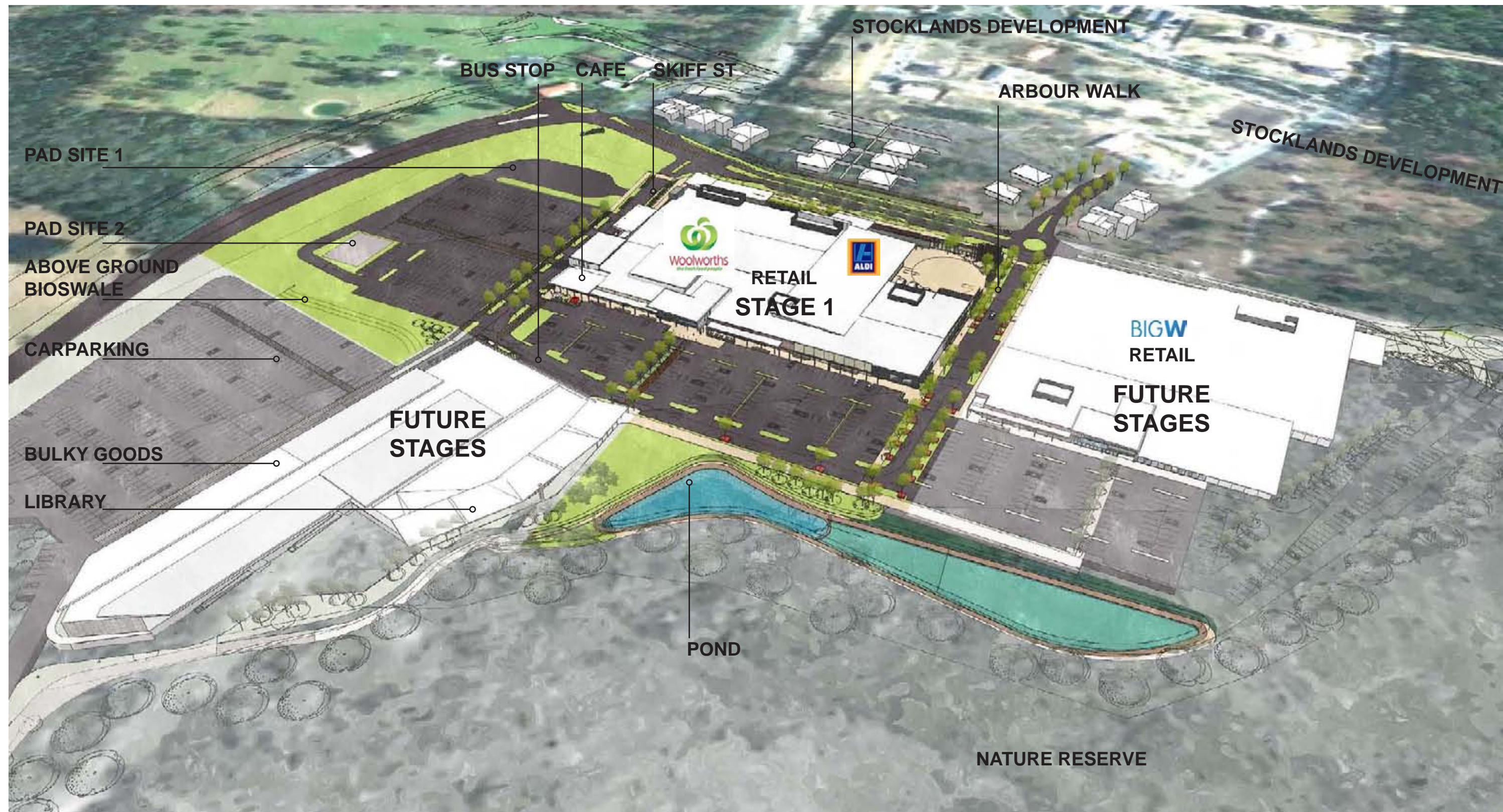
**VINCENTIA DISTRICT CENTRE
DESIGN SUMMARY
MOD 5 SUBMISSION
17TH JUNE 2013**



PROJECT OVERVIEW



STAGING STRATEGY



PROJECT OVERVIEW

VINCENTIA DISTRICT CENTRE DESIGN SUMMARY | 4



MASTERPLAN

Room Schedule - GFA SUMMARY

Department	Area
SUPERMARKET 1	4187
SUPERMARKET 2 (INCLUDING 48 TROLLEY STORE)	1396
DDS	7780
MINI MAJOR	1260
SPECIALTY	5103
AMENITIES	201
FAST FOOD	350
BULKY GOODS	6902
LIBRARY	1400
PETROL	70
PAD SITE 1	100
PAD SITE 2	100
ARCADE	3309
CAR SPACES	1342





MOONA CREEK RD/SKIFF WAY



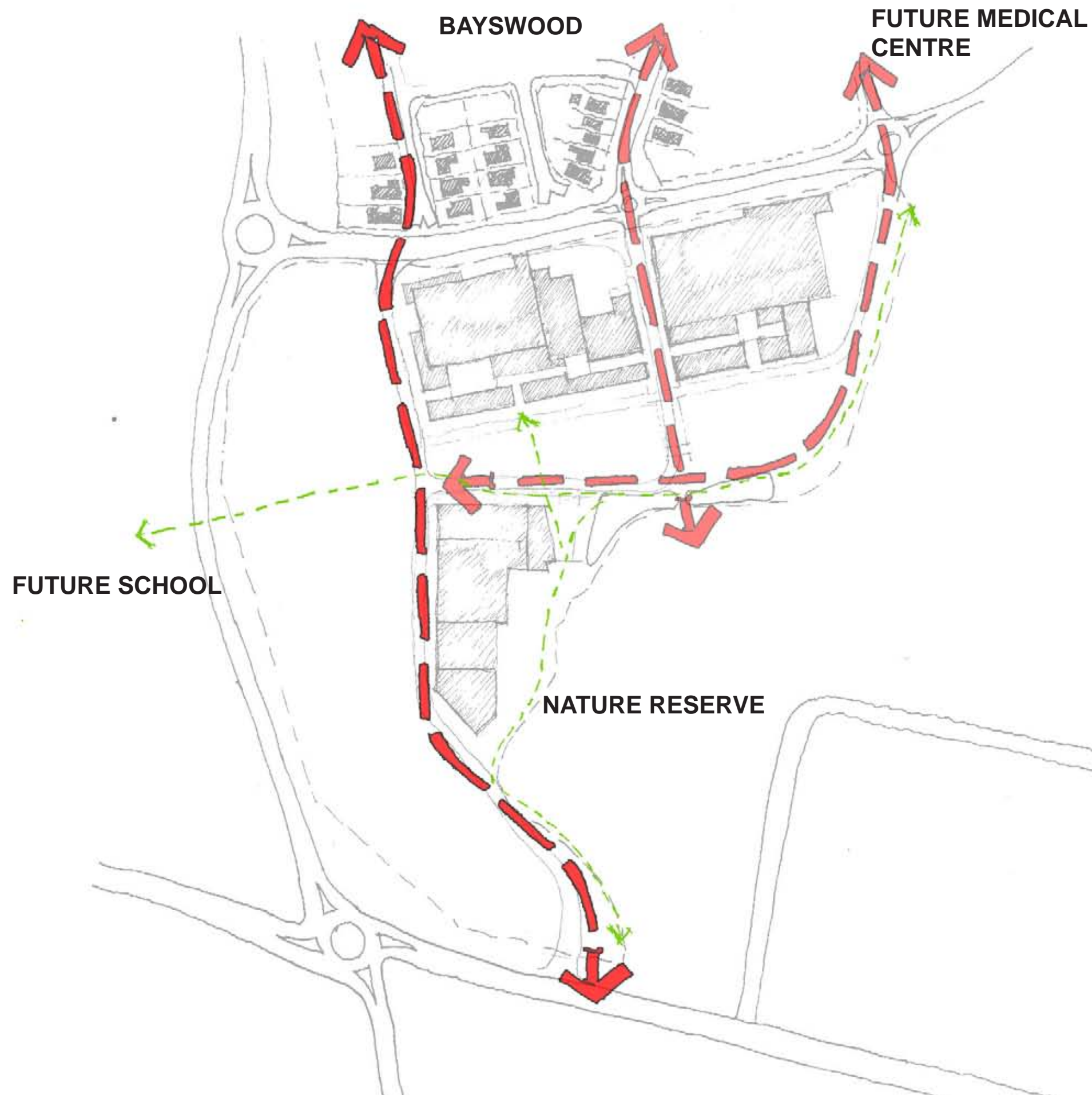
MOONA CREEK ROAD

MOONA CREEK RD



LOCATION OF BUS STOP

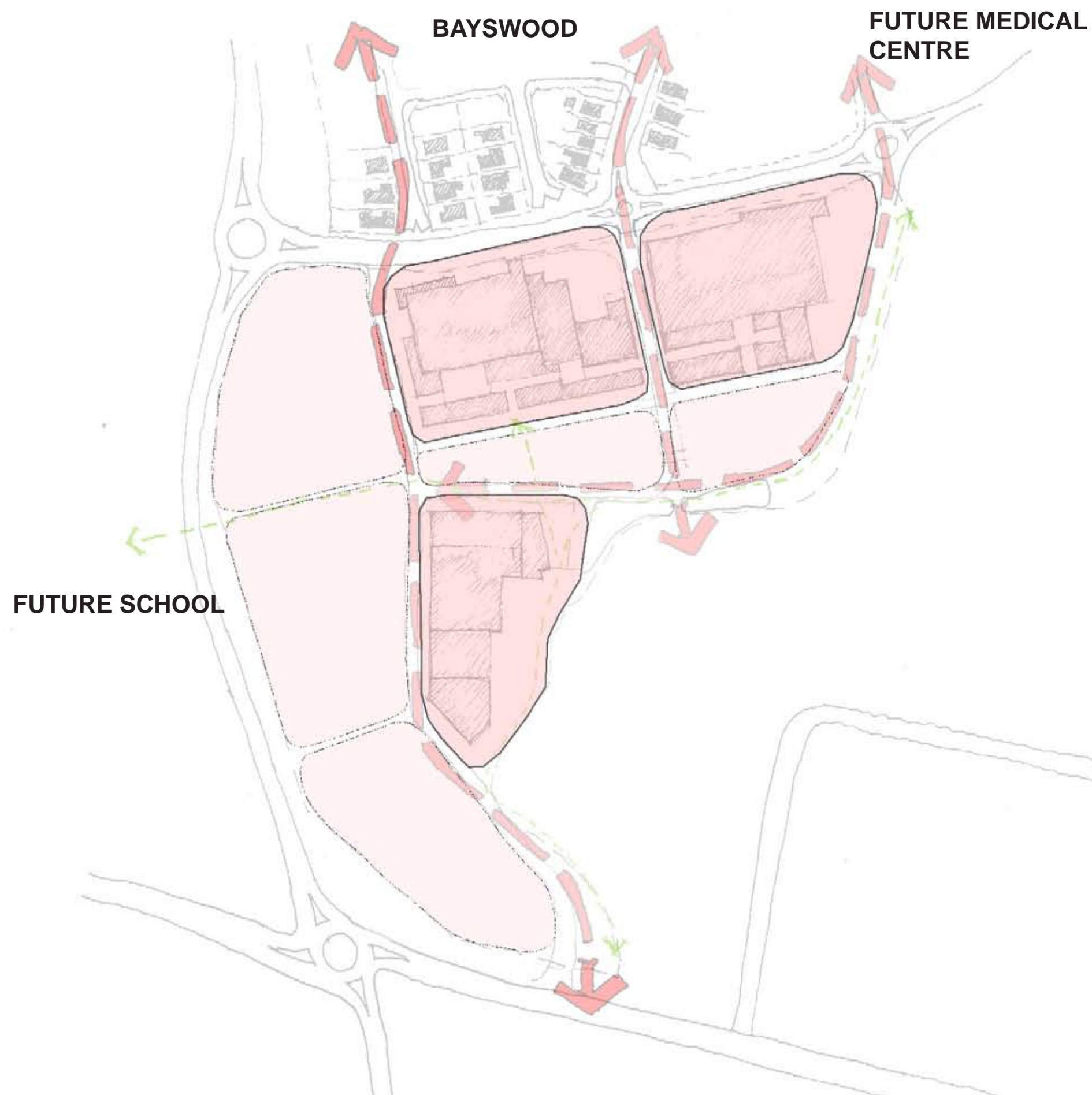
DESIGN PRINCIPLES SUMMARY



The District Centre layout allows for connection between the residential development of Bayswood, the natural, and man made landscapes to the south.

The site acts as a node point for a series of pedestrian, cycle and vehicular paths. These connections inform the architectural response and edges.

Desire lines of the existing street grid of Bayswood are drawn through the site connecting to the heart of the development.



Through site, links are adapted into an internal street grid.

These internal streets allow for the development over time of the town centre, through enabling connections to the site surroundings and providing edges to individual development portions.

As the town centre grows past Stage 2 and 3, the potential is created for further enhancement of the use of the carparking areas should demand for space increase.

This provision is allowed for in the early stages, without compromising the critical feasibility of the town centre in its inception phase of growth.

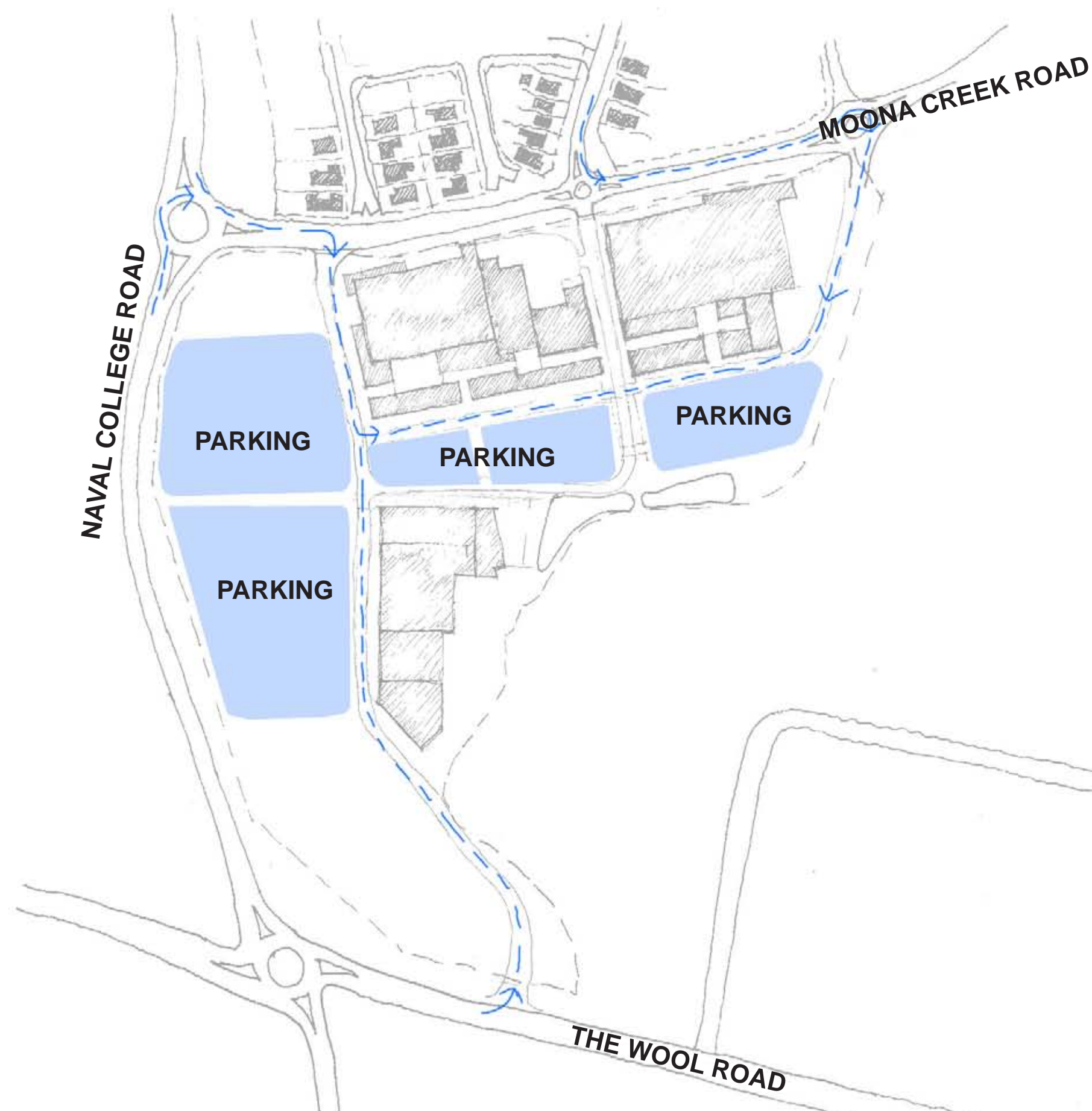


The Vincentia District centre promotes a walkable town core, with inter-connectivity between commercial, civic functions, recreational open space, and the bushland.

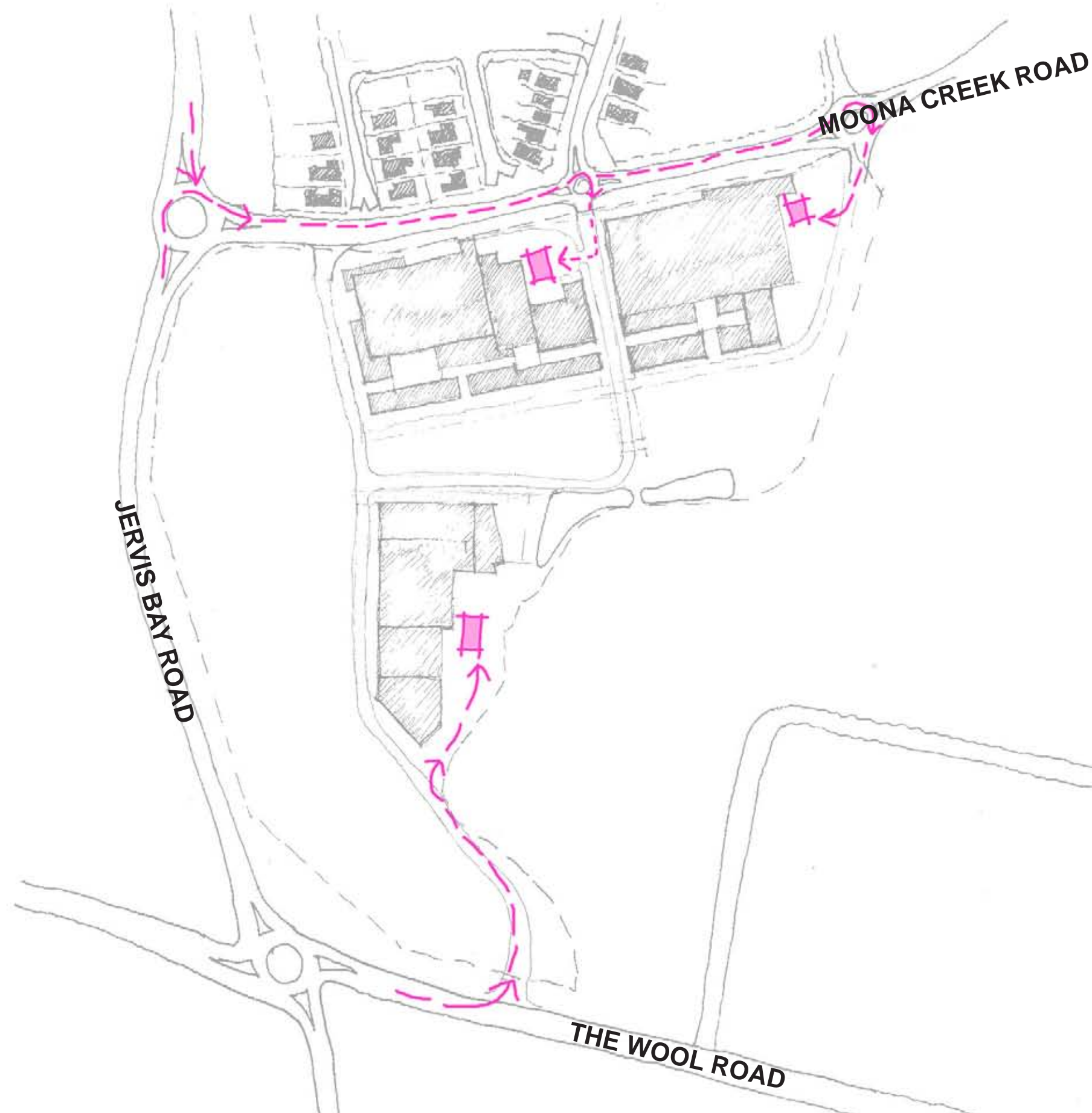
Clear, shaded and high quality public domains are created to link the library and retail, between different functions of commercial and retail space, with all types of pedestrians catered for.

All the while, simple legible routes for pedestrians are created back to transport nodes, and to the small residential development adjacent the centre.

Recreational pathways are brought adjacent the centre to enable those pedestrians to further activate the vicinity. Pathways linking back into Bayswood are enabled.



For car based arrivals to the centre, vehicular connections into the site are provided that are located centrally to the District Centre, but broken into smaller parking zones such that the scale of parking areas is diminished at the pedestrian scale.

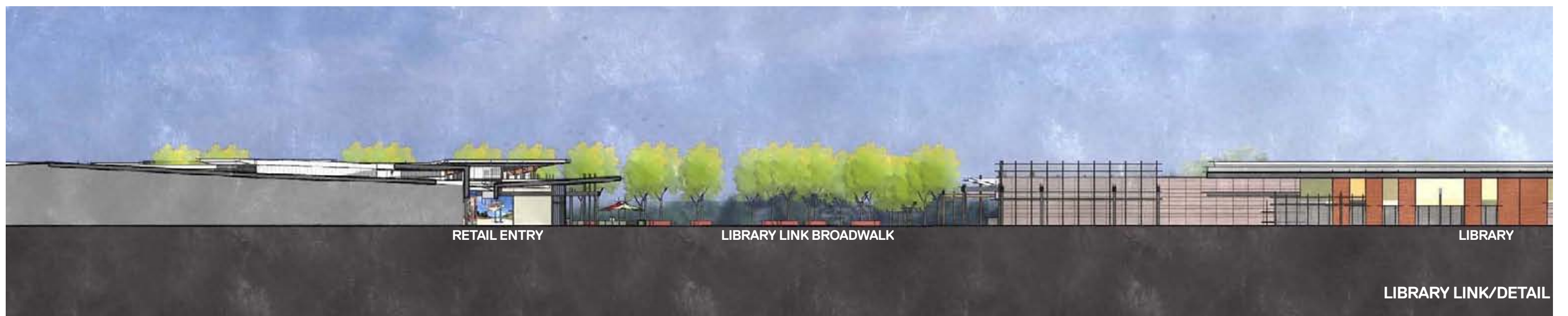


Heavy vehicle connections have been designed to cluster large vehicle movements to the periphery of the site, and remove clashes with smaller vehicles.

In alignment with the new heavily landscaped condition to Moona Creek Road, the loading dock in this area is set lower than the road with large architectural and landscape screening elements such that its visibility from the public domain is negligible.

DESIGN CONCEPT







ARBOUR WAY - PEDESTRIAN LINK
- ARCHITECTURAL TREATMENT TO END OF STAGE 1



ARBOUR WAY LINK TO MOONA CREEK ROAD
-ARBOUR SCREEN ELEMENTS FIXED ALONG FACADE AT STAGE 1



WALL PLANTERS



ARBOUR WAY
- ARBOUR SCREEN ELEMENTS FIXED ALONG FACADE
AT STAGE 1



ENTRY MARKER ELEMENT IS PERMEABLE
REFERENCING SURROUNDING FOREST



MOONA CREEK ROAD
BAYSWOOD ENTRANCE/ARBOUR WALK



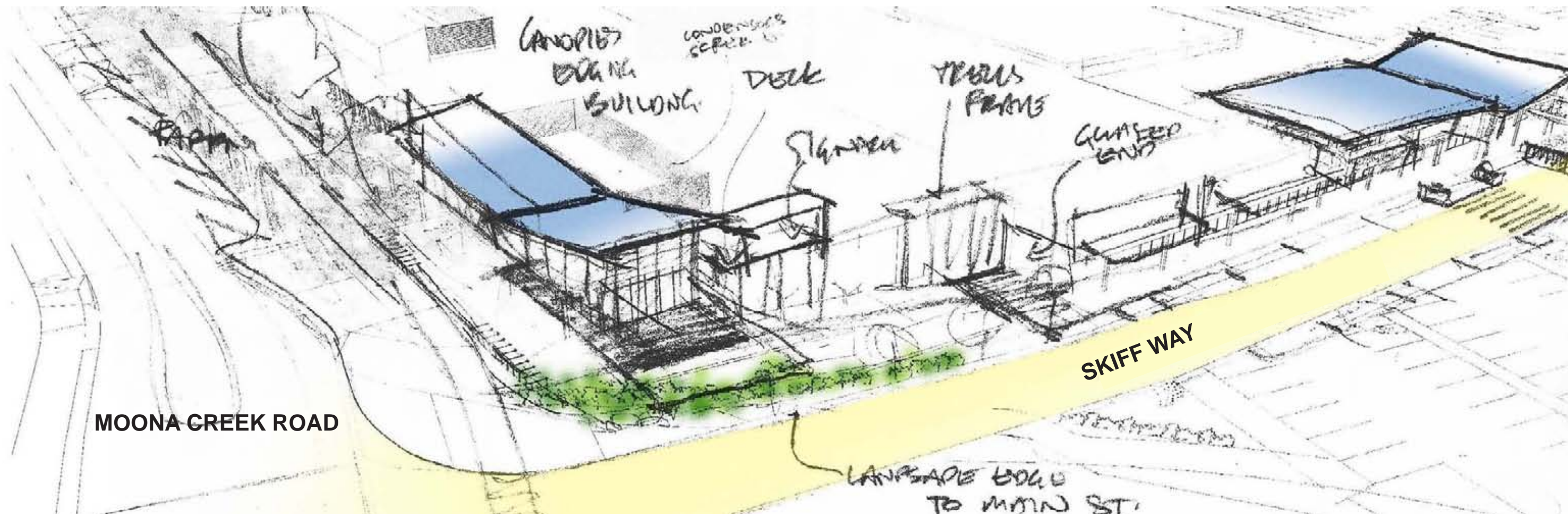




MOONA CREEK ROAD LANDSCAPED EDGE AT LOADING DOCK
- LIMITED VISIBILITY OF SERVICE AREAS FROM PUBLIC DOMAIN



MOONA CREEK ROAD WALKWAY
- ARCHITECTURAL EDGE TO STAGE 2 BUILDING



MASSING CONCEPT FOR
SKIFF WAY



RETAIL ACTIVITY DRAWN TOWARDS
PEDESTRIAN LINK







VIEW BACK UP TO MOONA CREEK RD



SKIFF WAY RETAIL ADDRESS



CAFE TERRACE & MAIN ENTRY
- HIGH QUALITY OPEN AND COASTAL ARCHITECTURAL ELEMENTS INTEGRATED INTO DESIGN



RETAIL LINK TO LIBRARY
- VIEW FROM EXTERNAL RETAIL EDGE DEMONSTRATING STRONG LANDSCAPED LINK



LIBRARY AND CYCLE PATH
- VIEW OF LIBRARY AND POND AREA



LIBRARY TERRACE & POND AREA
- LIBRARY OPEN TOWARDS POND AND LANDSCAPE FEATURES



VIEW FROM BICYCLE PATH
- LIBRARY OPEN TOWARDS POND AND LANDSCAPE FEATURES



SKIFF WAY MAIN RETAIL ADDRESS
-VIEW FROM CAR PARK AREA



Arcade Environment

INTERNAL TRANSITION ZONE

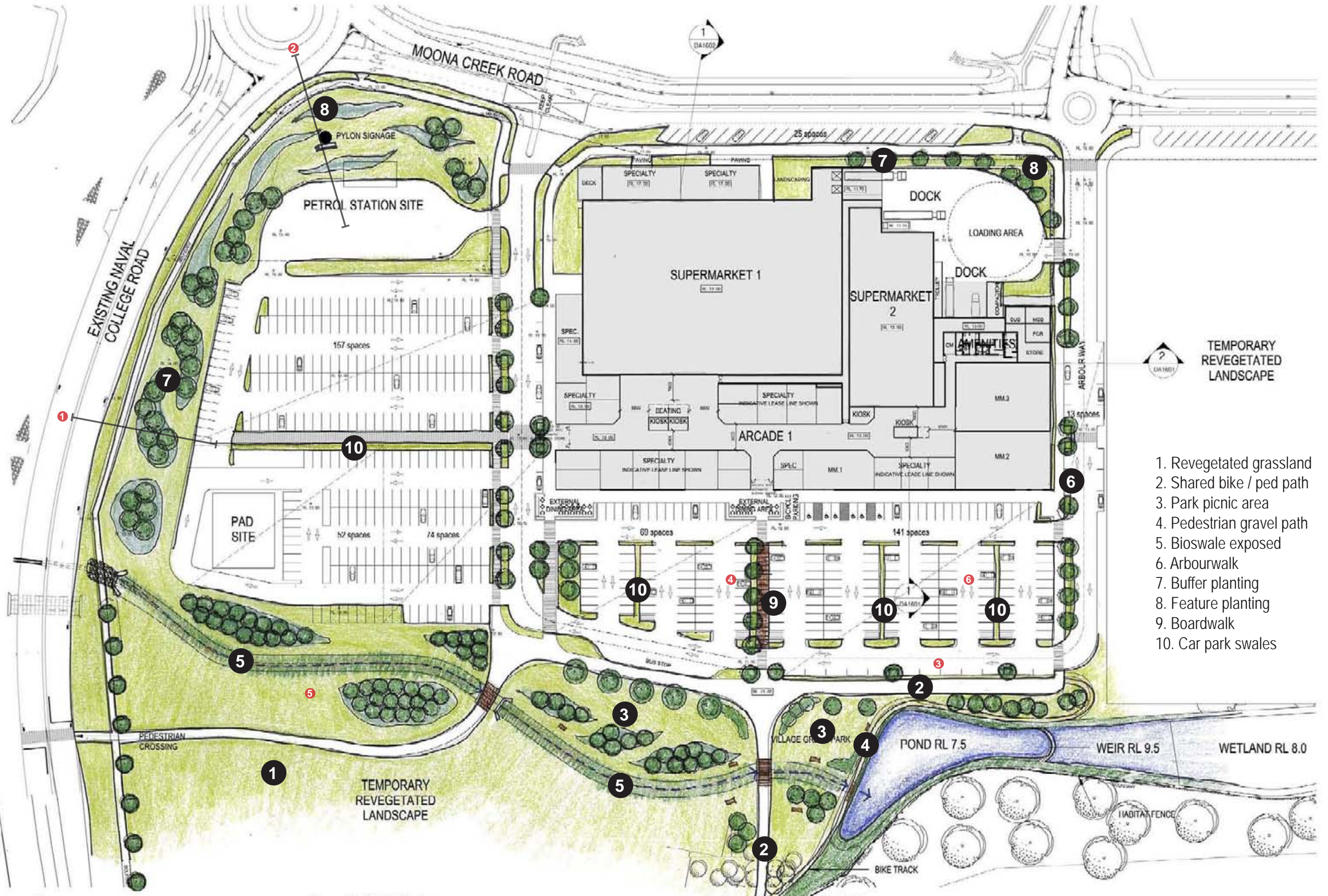
VERANDAH

EXTERIOR



LIBRARY LINK RETAIL ENTRY

LANDSCAPE STRATEGY



1. Revegetated grassland
2. Shared bike / ped path
3. Park picnic area
4. Pedestrian gravel path
5. Bioswale exposed
6. Arbourwalk
7. Buffer planting
8. Feature planting
9. Boardwalk
10. Car park swales





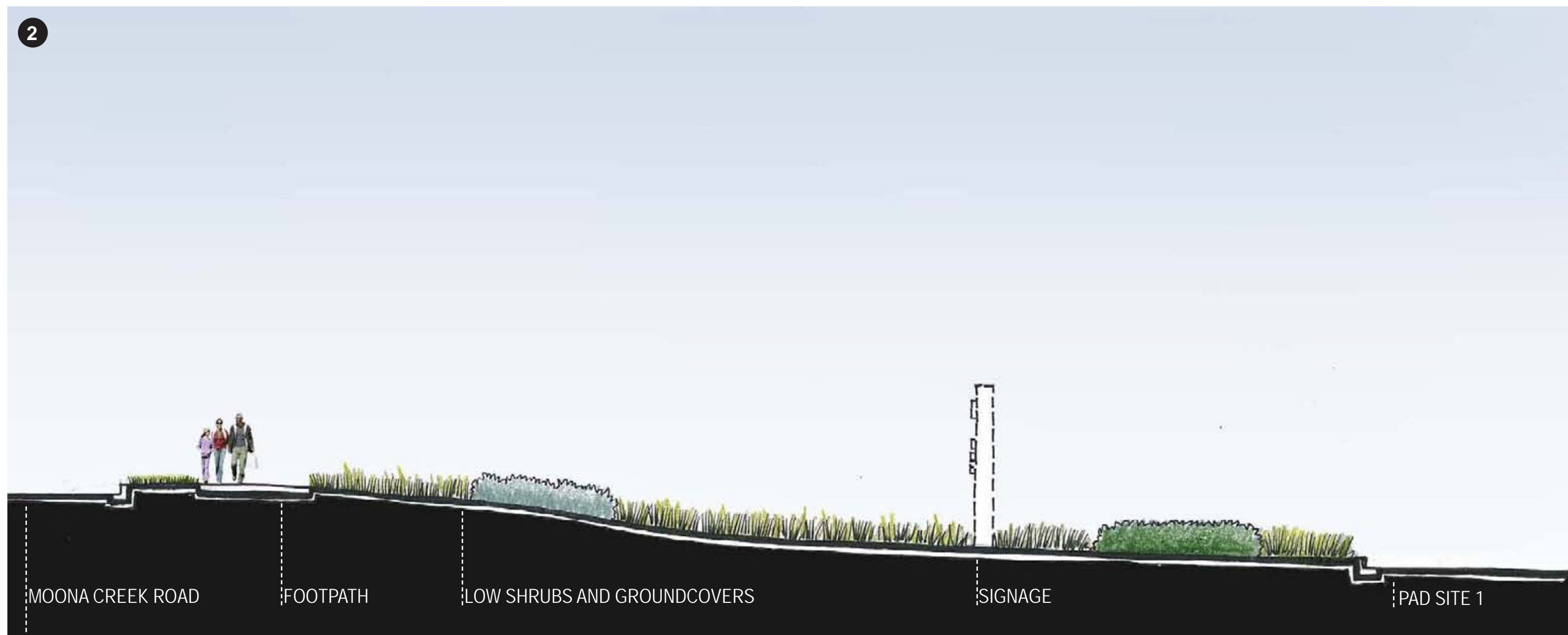


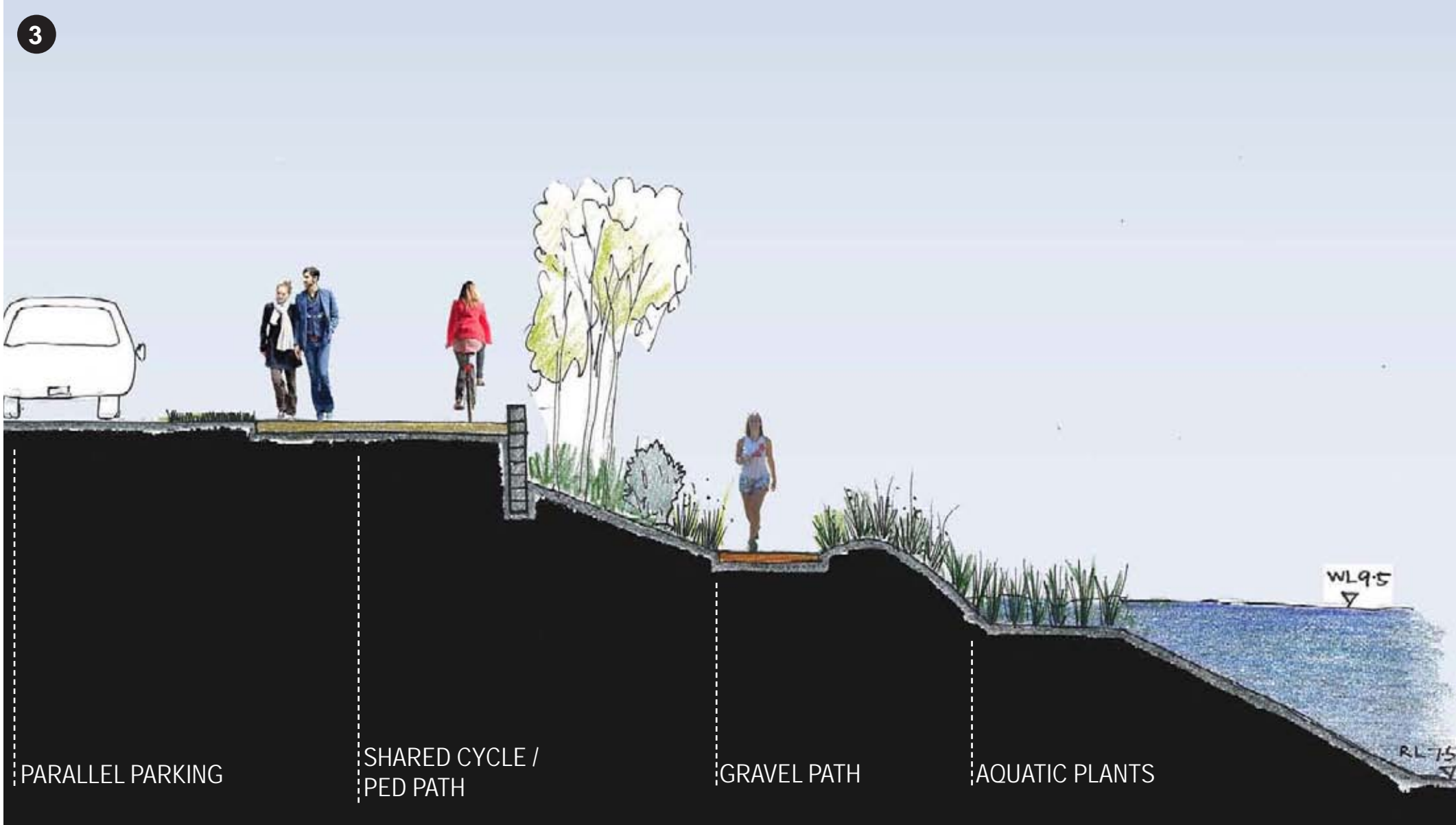
SYDNEY PARK POCKET STANDS OF NATIVE TREES



SYDNEY PARK CLUSTERS OF NATIVE TREES

2





SYDNEY PARK AQUATIC PLANTING AT POND EDGE



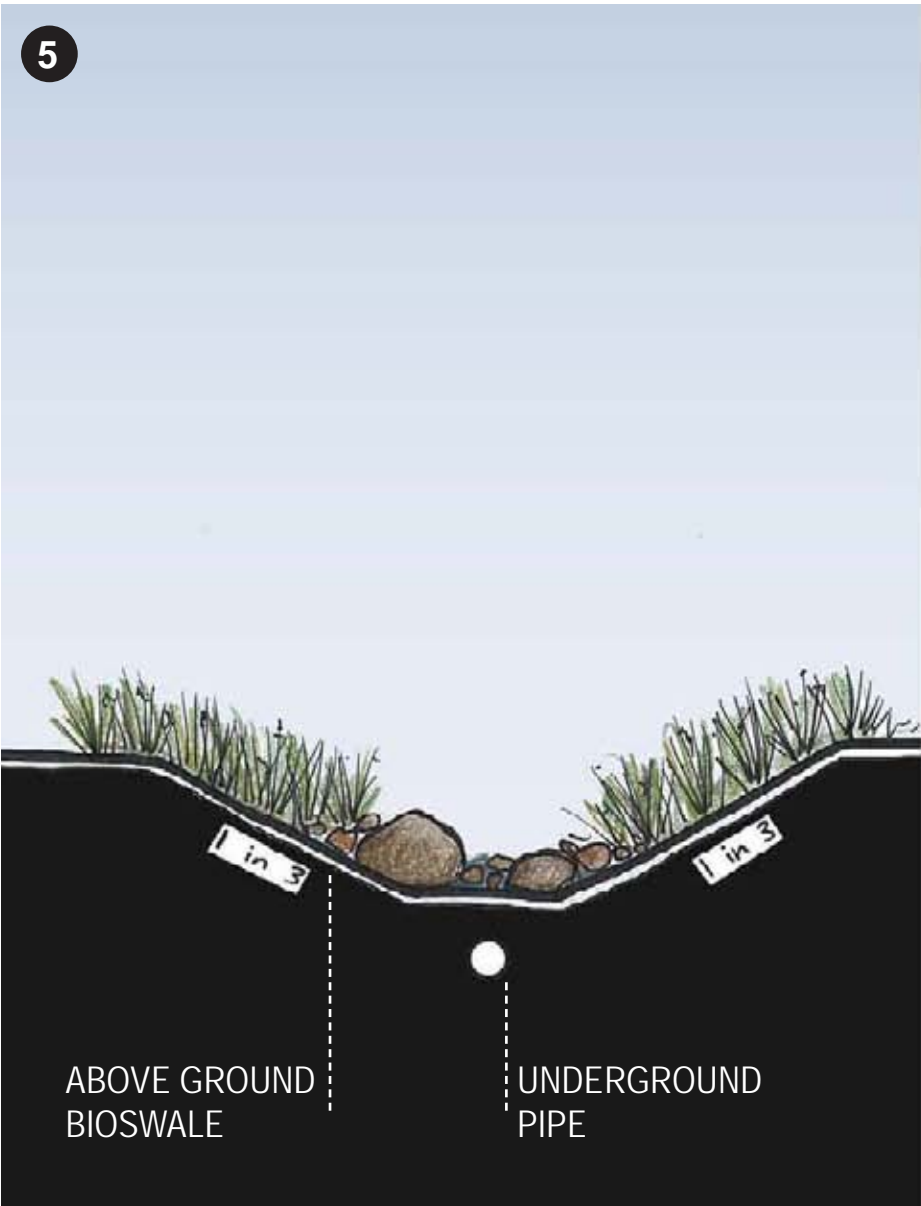
SYDNEY PARK GRASS TO WATER



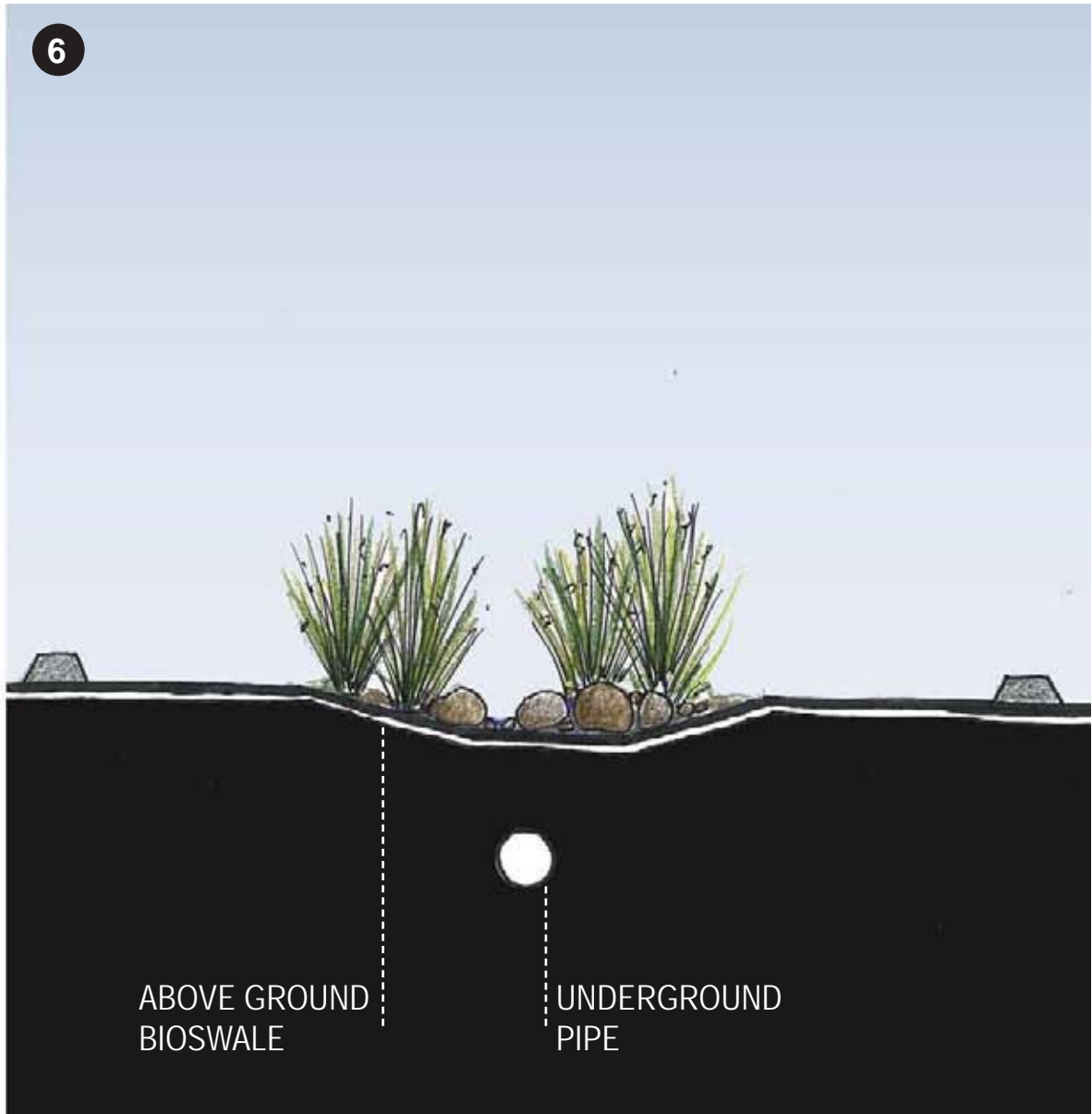
SYDNEY PARK CAR PARK BIOSWALE



VICTORIA PARK BROADWALK



BIOSWALE THROUGH PARK



CAR PARK BIOSWALE



RAINGARDEN, EDINBURGH PARK, VIC



SYDNEY PARK SWALE