

Design Change Schedule

Vincentia District Centre

Modification Part 5

June 2013

To be read in conjunction with Architectural Design Summary. Items in yellow mark those amended since the original Modification Submission as a result of the Urban Design Workshop between Council and DoP.

No.	Amendment	Rationale
1	New 'Arbour Street' created to form vehicular and pedestrian spine to development.	Street connection provides for green arbour 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.	Activity of as-built dwellings to Moona creek Road limited through lack of dwellings addressing the street. Retail shops have been relocated to adjacent the new Skiff Way street alignment.
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 now reverts to an open landscaped swale arrangement. Landscape drawings submitted as part of amendment.
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 formalised into a 'street language' and identified as 'Skiff Way'
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 Harbour 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. Architectural elements added..
15	Stage 3 Arbour Way pedestrianised	Stage 3 Arbour Way becomes pedestrianised to allow for interconnectivity between retail zones.
16	Bus stop relocated	Bus stop on Moona creek road revised to lie within centre of Development, adjacent future library. Bus stop zone on Moona Creek road to become angle parking spaces.
17	Stage 1 Landscaping defined	Stage 1 extent of landscaping and footpath works defined in Landscape drawings. Works shown include – bicycle path, pedestrian links to new crossing on Moona Creek road, landscape swale concept, revegetation strategy to future Stage 2 and 3 zones.