

**APPENDIX B      DESIGN VISION STATEMENT**

Stage 3 / **Development Application**

Lindfield Village Living  
**Project Vision Statement**

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**Fox  
Johnston**

olsson&  
associates

architects PTY  
LTD

**360** 



**For Ku-ring-gai Council**  
December 2018

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## CONTENT

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LVL project vision	01
concept	02
lindfield vernacular	03
building sketch	04
building	05
landscape	06
ESD Initiatives	07

# 01

## LVL project vision

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project objectives  
project process  
urban design principles  
design excellence



## Project Objectives

Lindfield Village Living is a key project under Ku-ring-gai Council's "Activate Lindfield" initiative. Activate Lindfield consists of three projects : Lindfield Village Living (LVL), Lindfield Village Green (LVG) and Lindfield Village Hub (LVH).

The objective of the LVL project is to be an exemplar project of sustainable urban renewal and design excellence.

The purpose of this project is to prepare a development application for the LVL development on the Council owned site at 259-271 Pacific Highway, Lindfield, which includes a new street linking Tryon Place to the Pacific Highway and mixed uses around a central landscaped courtyard.

Once the Development Application is approved, Council will sell the site to the private sector, with Council's objectives of sustainable urban renewal and design excellence contained in the project.

## Project Process

3 Stages set the process for Lindfield Village Living Project :

**Stage 1 :** Pre-Design Services (Completed May 2018)

**Stage 2 :** Concept Design Finalisation & Pre-DA (Completed September 2018)

**Stage 3 :** DA Preparation and Submission (November/December 2018).

### STAGE 1

The consultant team carried out a thorough analysis of the site conditions and capacity in Stage 1 Pre-Design Services, identifying the opportunities and constraints arising from the context in order to develop the core objectives of the LVL project and support the following principles in line with Ku-ring-gai Council's values of:

- Access & Connectivity
- Community
- Heritage
- Environmental Impacts
- Land Use & Activity
- Built Form
- Character
- Apartment Typologies
- Landscape
- Sustainability & Integration of Building Services
- Economic Performance

The Consultant team tested several design options and proposed a masterplan where urban and environmental strategies drive the design, setting up the framework for :

- **A cohesive strategy for public spaces** connecting Station Plaza to the proposed development and extending Tryon Place to

the Pacific Highway.

The Stage 1 strategy resolves the status of the lane as a one way shared zone with priority given to pedestrians.

- **A building envelope for the residential development** that responds to its immediate context and achieves the core project objectives within the current planning controls.

**The garden courtyard and landscape becomes the heart of the LVL project,** integrating the adjacent lane through the concept of borrowed landscape.

### STAGE 2

Working from the Stage 1 project principles and preferred built envelope, consultants fleshed out the LVL Project through articulation of the built form, exploration of materials and the refinement of apartment layouts to offer residents the amenity of a home.

Stage 2 of the project was concluded with the submission of a full documentation set for a Pre-DA.

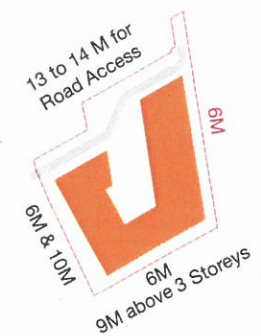
### STAGE 3

The consultants have since responded to the assessors' comments that arose from the Pre-DA process and have prepared a DA submission lodged in December 2018.

The following documents presents the design intent and vision.

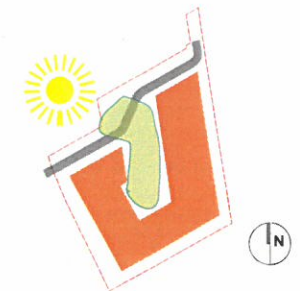
#### SETBACKS

DCP setbacks are respected



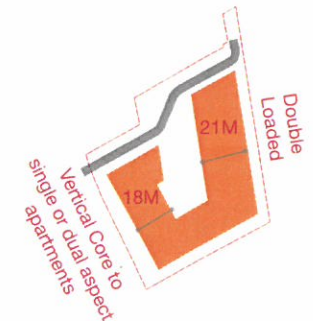
#### BUILT FORM

Proposal for a consolidated Central Courtyard with increased amenity & solar access.



#### BUILT FORM

Amendment to Building Depths to respond to the site context and better amenity to apartments



#### LOCATION OF COMMERCIAL TENANCY

Location to allow high visibility of space and the potential integration of the Heritage well and its interpretation.





## Urban Design Principles

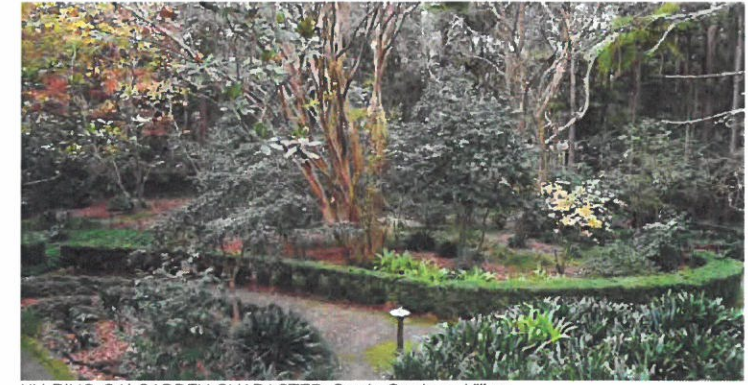
The site is ideally located for apartment living, in close proximity to Lindfield train station and the range of retail and services in the town centre and the future Lindfield Village Hub. An attractively designed pedestrian shared zone in Tryon Place is envisaged to provide **safe and comfortable pedestrian access to the station.**

Site attributes are maximised and environmental issues addressed with insight and expertise. The sloping site topography is complemented by built forms following the site contours, harmonising with the landform while taking advantage of views and a north-easterly solar aspect to maximise apartment amenity.

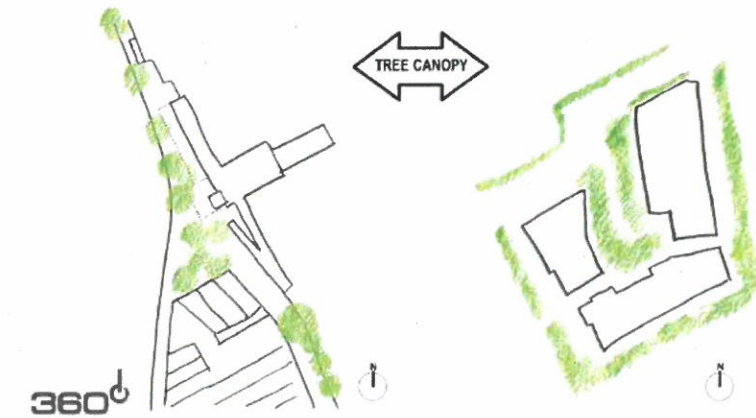
The proposal is placed in a landscaped setting with the provision of a landscaped extension of Tryon Place along the northern boundary and landscaped setbacks from the Pacific Highway, the adjoining residential site and the railway line along the western, southern and eastern boundaries. Canopy trees in deep soil to all boundaries reflect the landscaped character of Lindfield. **A central garden courtyard is the heart of the project**, providing a pleasant outlook onto communal open space.

The character and materiality of Lindfield is reflected in the brick paving of the Tryon Place shared zone and the brickwork of the proposed buildings.

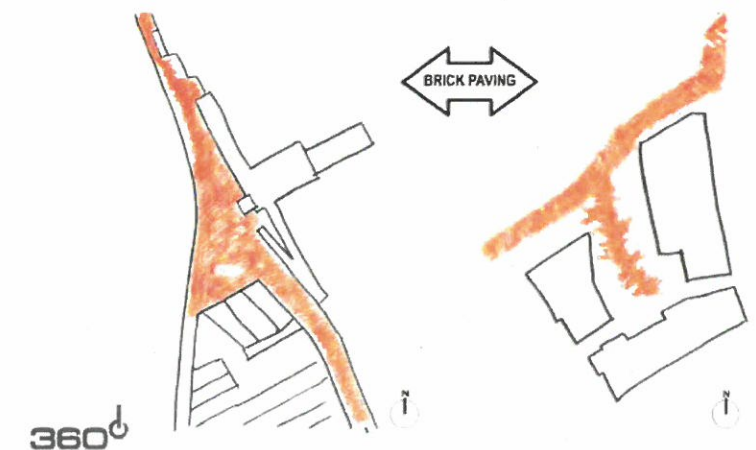
**The Heritage significance of the site** is further recognised as contributing to the Local Centre identity and place making initiatives. A strategy is proposed to include the Heritage Well on the development site at the entry to the commercial tenancy with interpretation plaques and associated water feature, strengthening the relationship between the project design and the community.



KU-RING-GAI GARDEN CHARACTER. Swain Gardens, Killara



LINDFIELD STATION PLATFORM BUILDINGS (Platform 1 red and Platform 2/3 blonde face brick buildings).





## Design Excellence

The urban design, architectural design, landscape and Environmental Sustainable Design (ESD) team worked closely together on a cohesive design.

Fox Johnston's design concept drawings capture the **urban and architectural concepts** and develop them into a development application exhibiting architectural design excellence.

360° landscape architects' landscape design reflects and reinforces **the landscape character of Lindfield**.

JHA's ESD design ensures that Council's **vision of the sustainable urban renewal and design excellence** is realised in this development application.

# 02

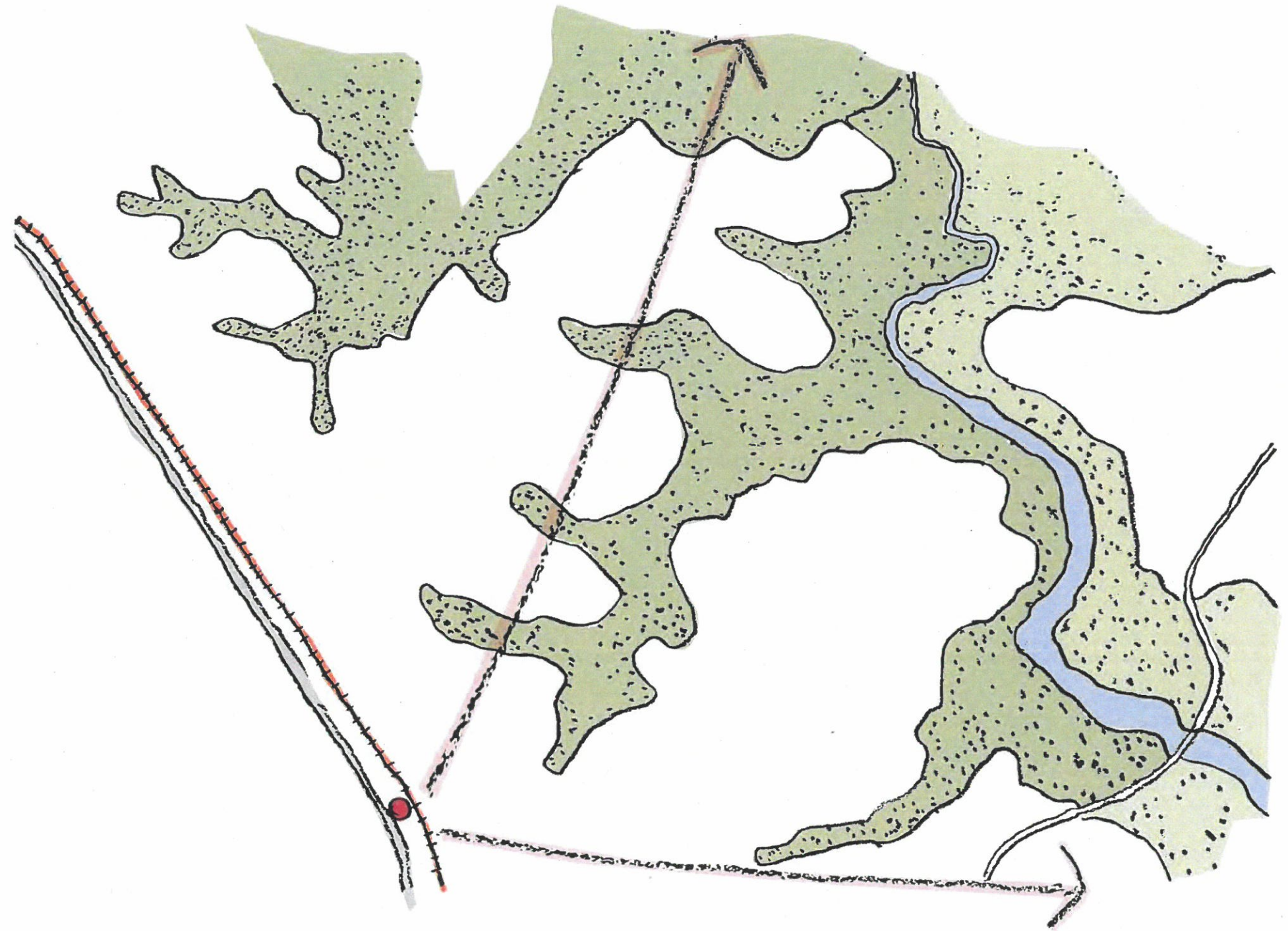
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## CONCEPT

ridge + bushland fingers  
contoured landscape  
building as layered contours  
in-fill : contours + volume  
planting blades  
circulation  
central courtyard

### ridge and bushland fingers

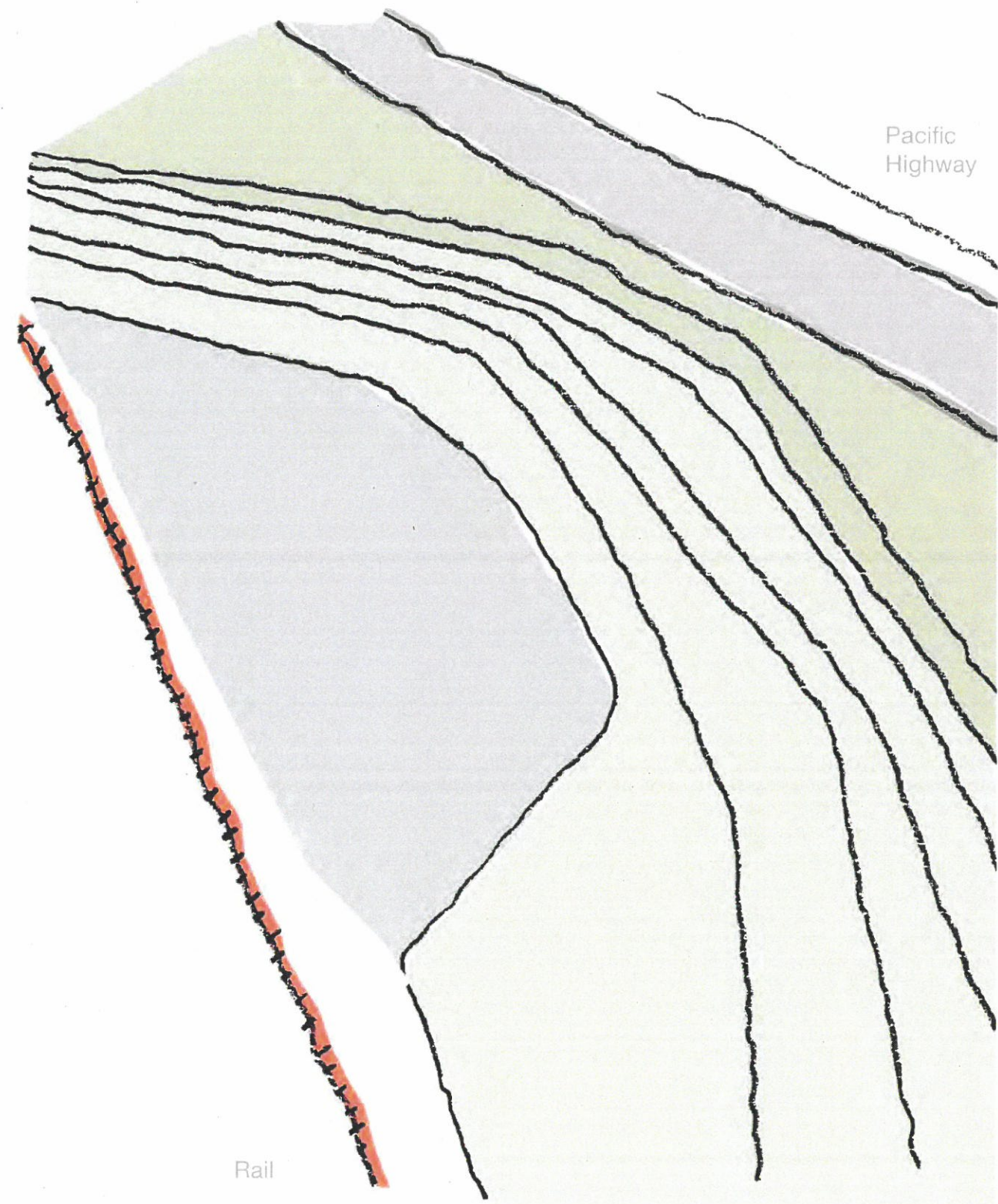
Penetrating the suburban allotment, these bushland-fingers provide a green and naturalistic backdrop for Ku-Ring-Gai and in particular, Lindfield Village Living.





## contoured landscape

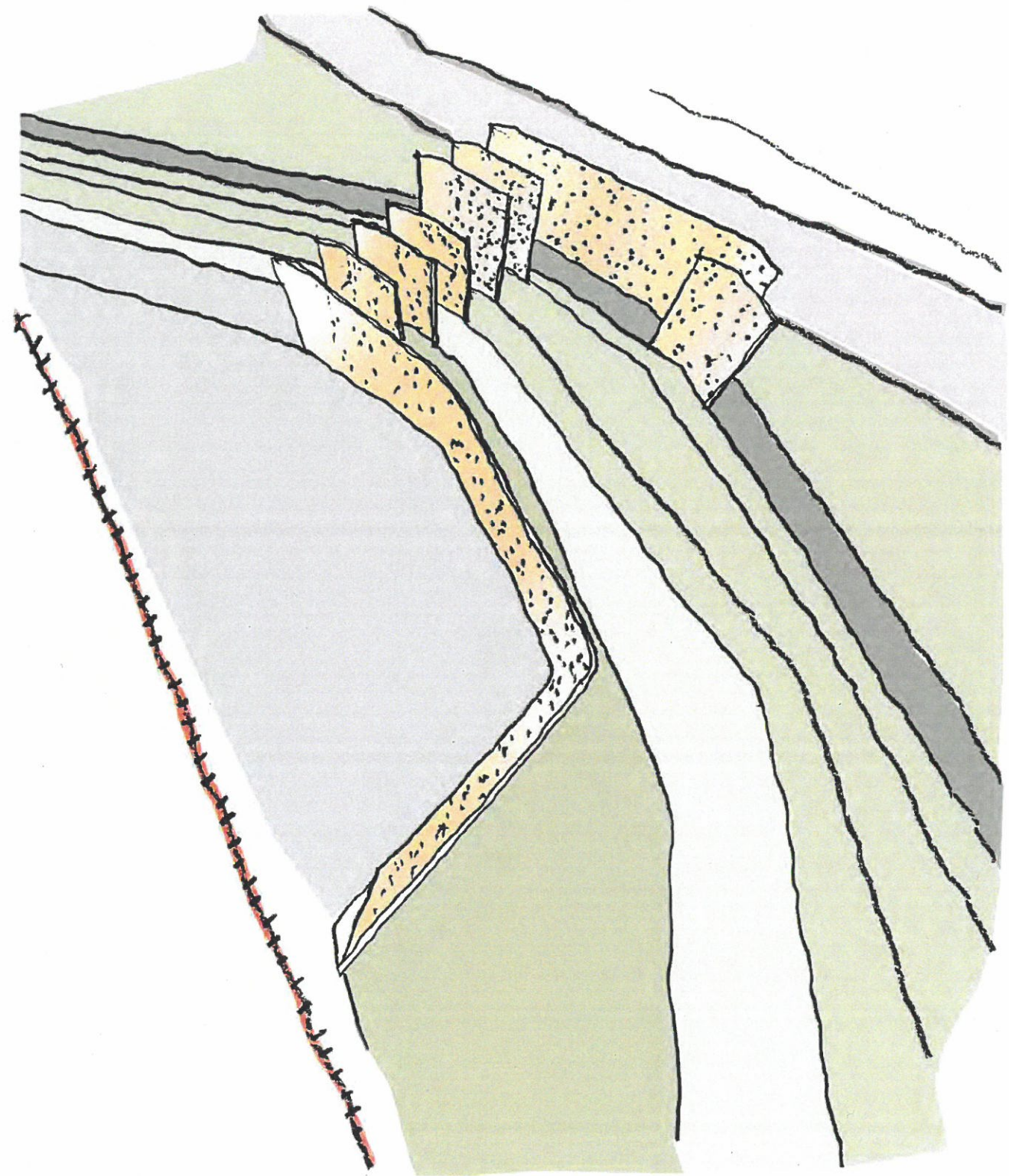
The site is bounded by the Pacific Highway to the west and the North Shore Rail corridor to the east. The natural topography of the site steps down from the highway and offers protection for the central courtyard within whilst providing an outlook towards the bushland-fingers.





## building as layered contours

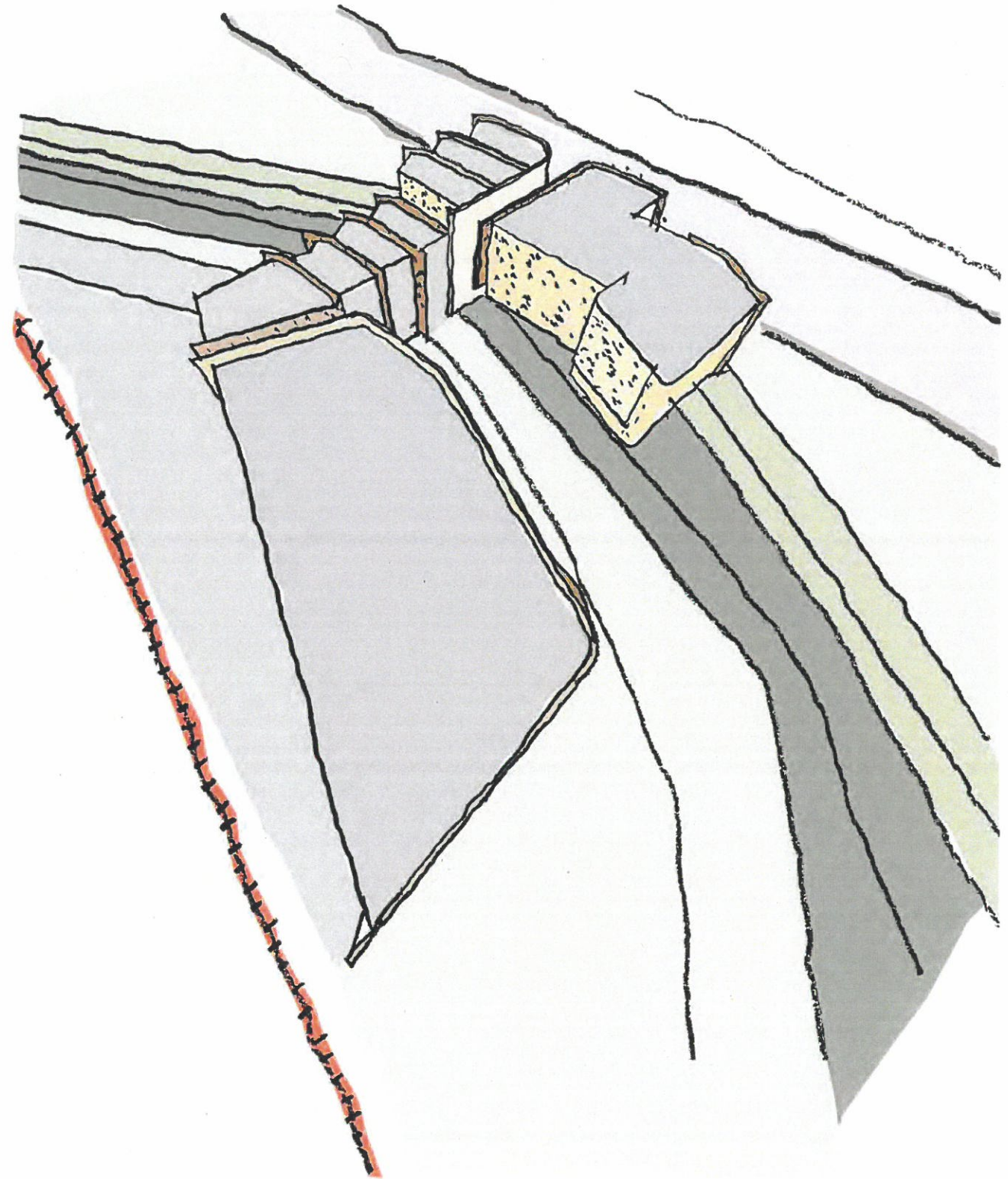
The project utilises these contours as a method of protection, encouraging the building to orient and open towards the natural bushland setting eastward - away from the acoustically challenging environment of the Highway.





## blades and building volume

By harnessing the protective characteristic of the contours, the blades serve as a tectonic device of protection, encapsulating the positive features offered by the site and distilling these attributes. The site is afforded a serene environment of high amenity areas.

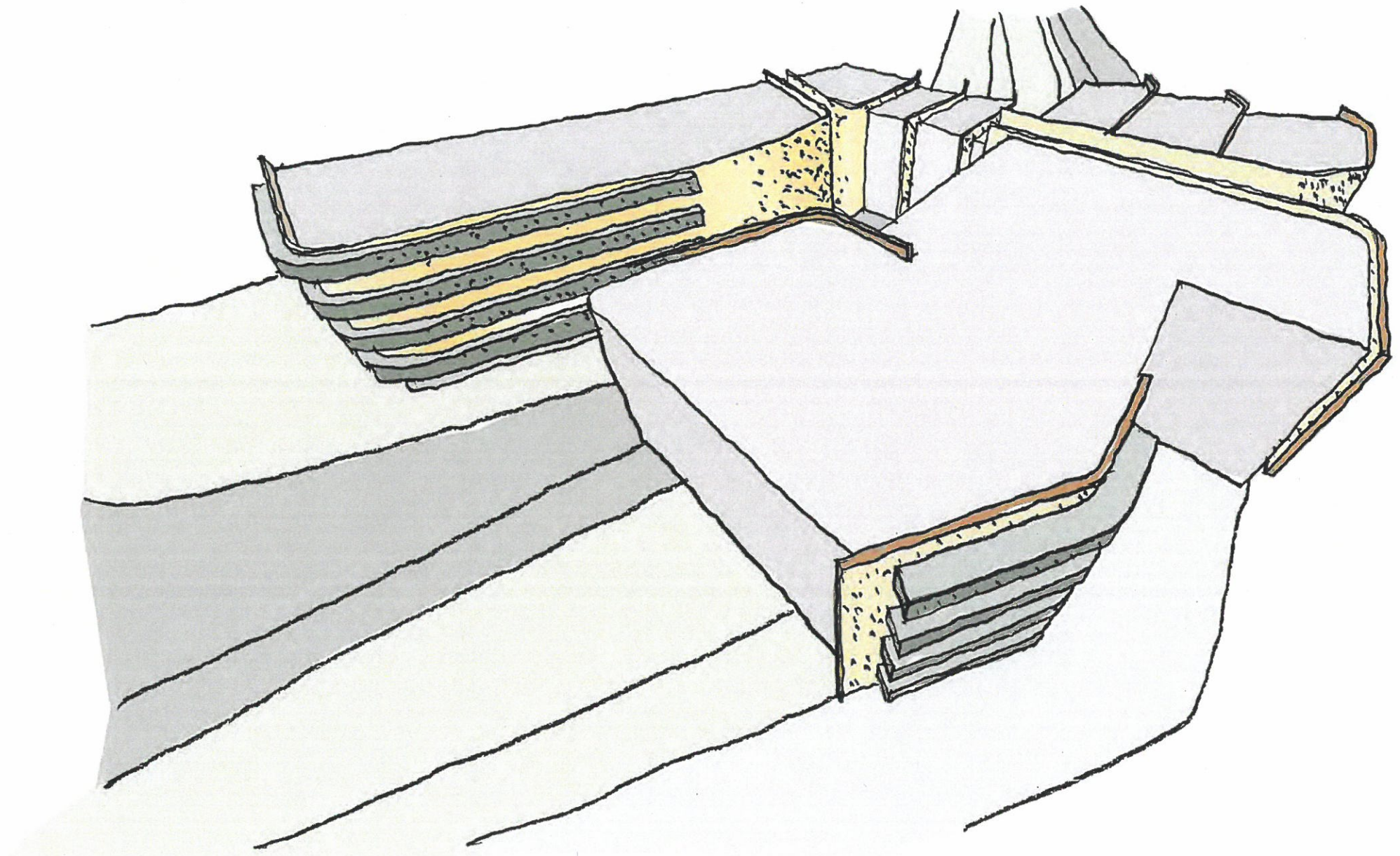




## planting and building blades

The building blades incorporate planted buffers that soften the buildings presentation to the road as well as provide acoustic amenity for the apartments.

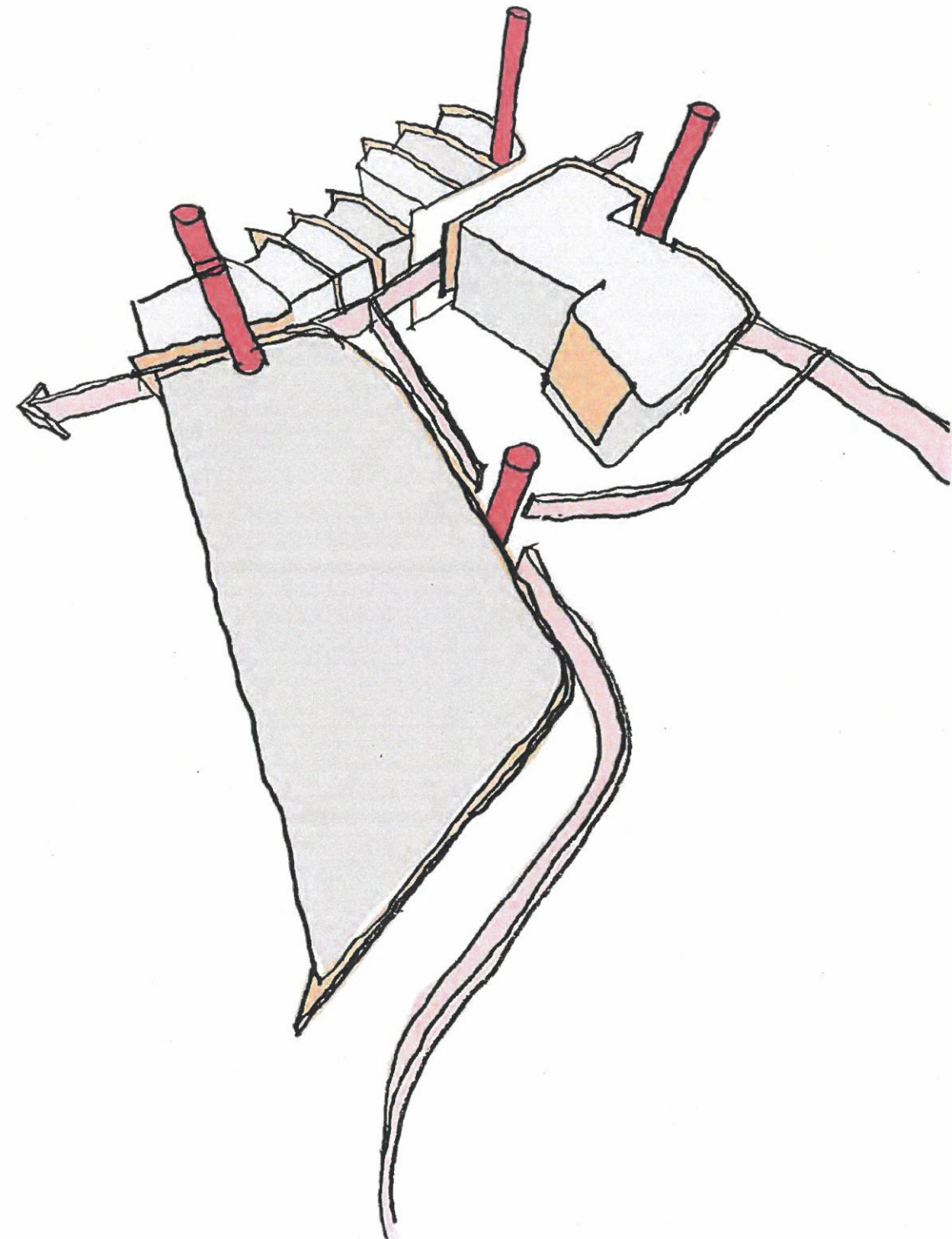
The central courtyard benefits from this modulated building skin - improving communal amenity and providing a more sustainable and holistic outlook.



## circulation and connectivity

The project has been designed around a fine-grain circulation strategy for residents in the form of walkways and landscaped pathways. Ground floor residents are also offered private entries to their apartments - reducing the scale of entry-procession into each building.

This reduced scale imbues each building with a unique identity, enhancing the privacy of each apartment and creating the idea of the 'apartment as a home'.

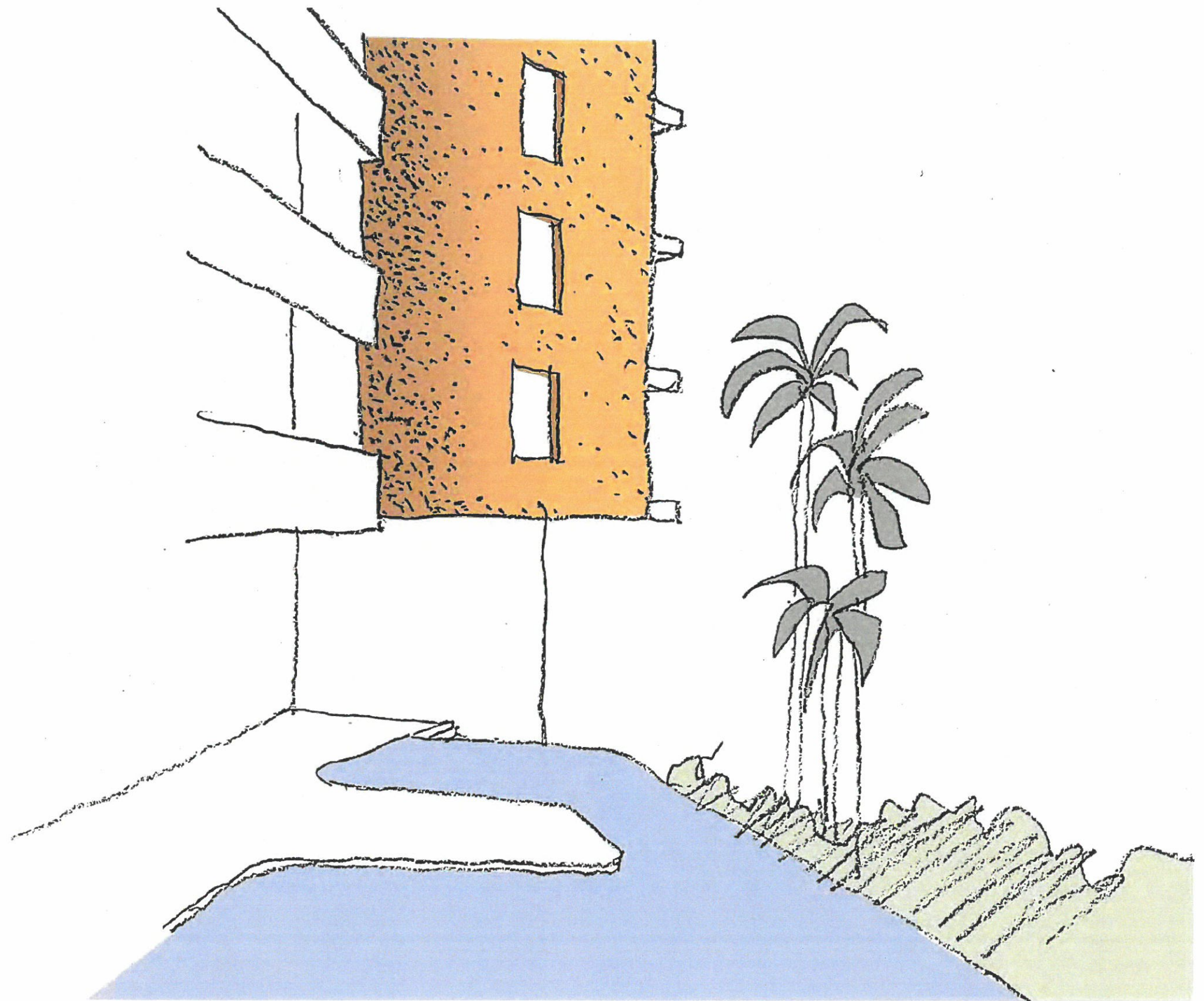




## central courtyard

The central courtyard follows the sites' topography and offers a northern-orientated oasis with a variety of amenities – areas under deciduous trees for quiet repose sit alongside a vanishing pool and deck area to enjoy warmer periods with friends and other residents.

**A central haven for all residents is created; a new, inclusive and leafy Ku-ring-gai enclave.**



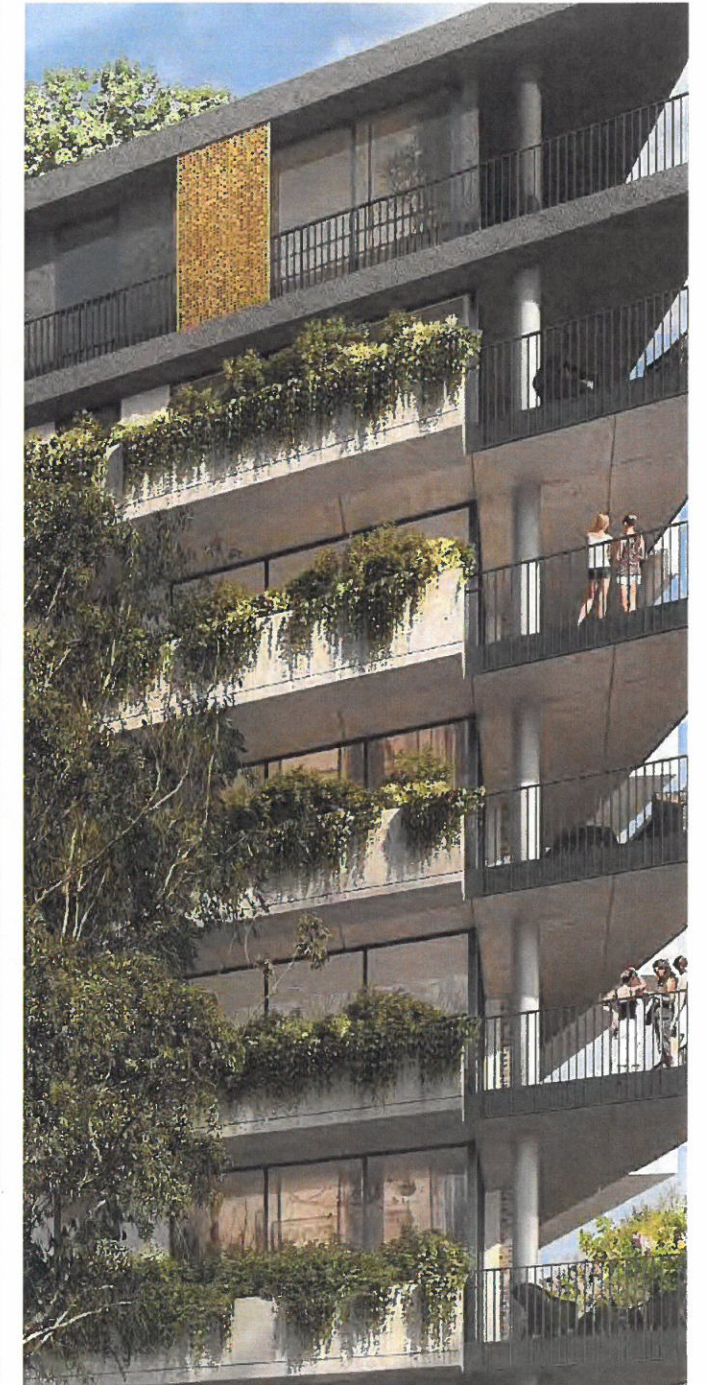
03

LINDFIELD  
VERNACULAR

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vernacular **comparison**





04

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BUILDING  
SKETCH

building sketch



# 05

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## BUILDING

building stats	01
apartment plans	02
artist's impression	03



### unit mix

one bed	53	39%
two bed	52	39%
three bed	29	22%
<b>total</b>	<b>134</b>	<b>100%</b>

### vehicle spaces

parking spaces	127
accessible spaces	21
car share spaces	2
<b>total</b>	<b>150</b>

### solar percentage

solar required	70%
<b>solar achieved</b>	<b>70.8%</b>

### bicycle spaces

residential bicycle spaces	34
visitor bicycle spaces	16
<b>total</b>	<b>50</b>

### site calculations

communal open-space required	25%
<b>communal open-space</b>	<b>26.7%</b>

deep soil required	7%
<b>deep soil achieved</b>	<b>22.2%</b>

### cross ventilation percentage

cross ventilation required	60%
<b>cross ventilation achieved</b>	<b>63.4%</b>

LOT NO. 283  
DP446105  
DOUBLE-STOREY  
CAR WORKSHOP  
METAL-DECK ROOF

LOT NO. 283  
DP560036  
DOUBLE-STOREY  
CAR SHOWROOM  
METAL-DECK ROOF

LINDFIELD  
TRAIN STATION

DP1172442  
NORTH SHORE RAIL CORRIDOR

PACIFIC HWY

BLD. A

BLD. B

BLD. D

BLD. C

LOT NO. 257  
SP6195  
THREE-STOREY  
RESIDENTIAL BUILDING  
TERRACOTTA-TILE ROOF





DP1172442  
NORTH SHORE RAIL CORRIDOR



LOT NO. 283  
DP446105  
DOUBLE-STOREY  
CAR WORKSHOP  
METAL-DECK ROOF

LOT NO. 283  
DP560036  
DOUBLE-STOREY  
CAR SHOWROOM  
METAL-DECK ROOF



DP1172442  
NORTH SHORE RAIL CORRIDOR

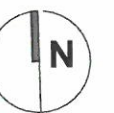


PACIFIC HWY

TRYON PLACE (BELOW)

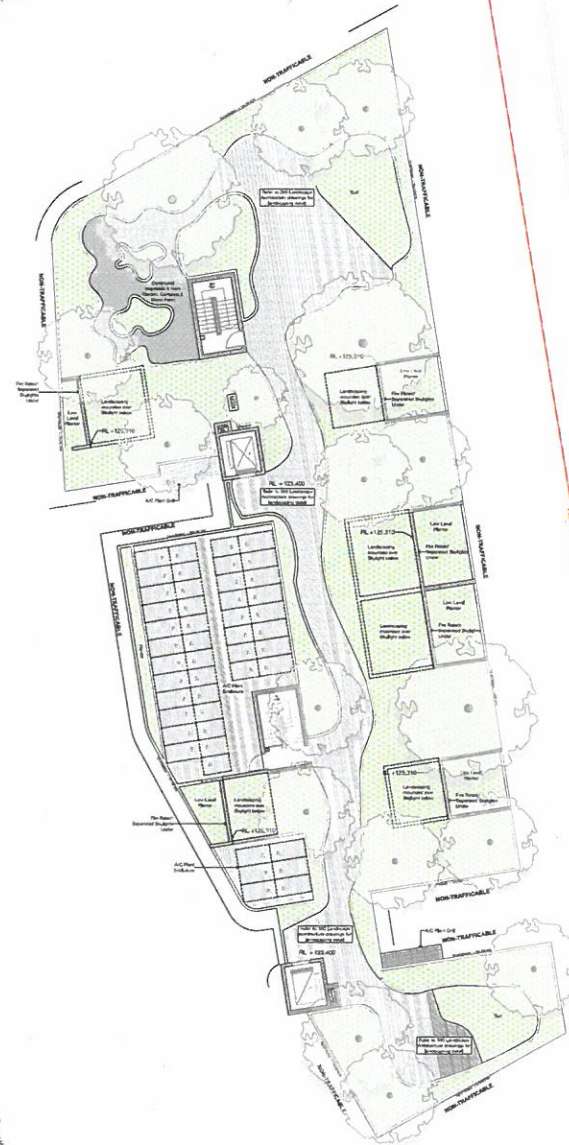
TRYON PLACE (BELOW)

NORTH SHORE RAIL CORRIDOR  
DP1172442





PACIFIC HWY



DP1172442  
NORTH SHORE RAIL CORRIDOR





Artist's impression by Synthetica.





Artist's impression by Synthetica.



06

landscape

## LVL urban garden

















The landscape design supports the projects value proposition of establishing an environment that fosters community ownership, which caters to residents' needs through engaging and memorable landscape design. The overarching landscape concept is for an external environment that **supplements and connects the spectrum of private and communal spaces** created by the architecture.

The landscape itself is conceived as an **urban garden**. It is a counterpoint to the modern architecture and a complement to the district's residential scale and garden character. It is a juxtaposition of wild urban oasis and a familiar domestic courtyard, always with an air of relaxed informality. **This garden demonstrates a progressive approach to landscape in our urban centres;** in this residential development, the garden contributes as much to the character of the suburb and its inhabitants as it does to the enjoyment of its residents.

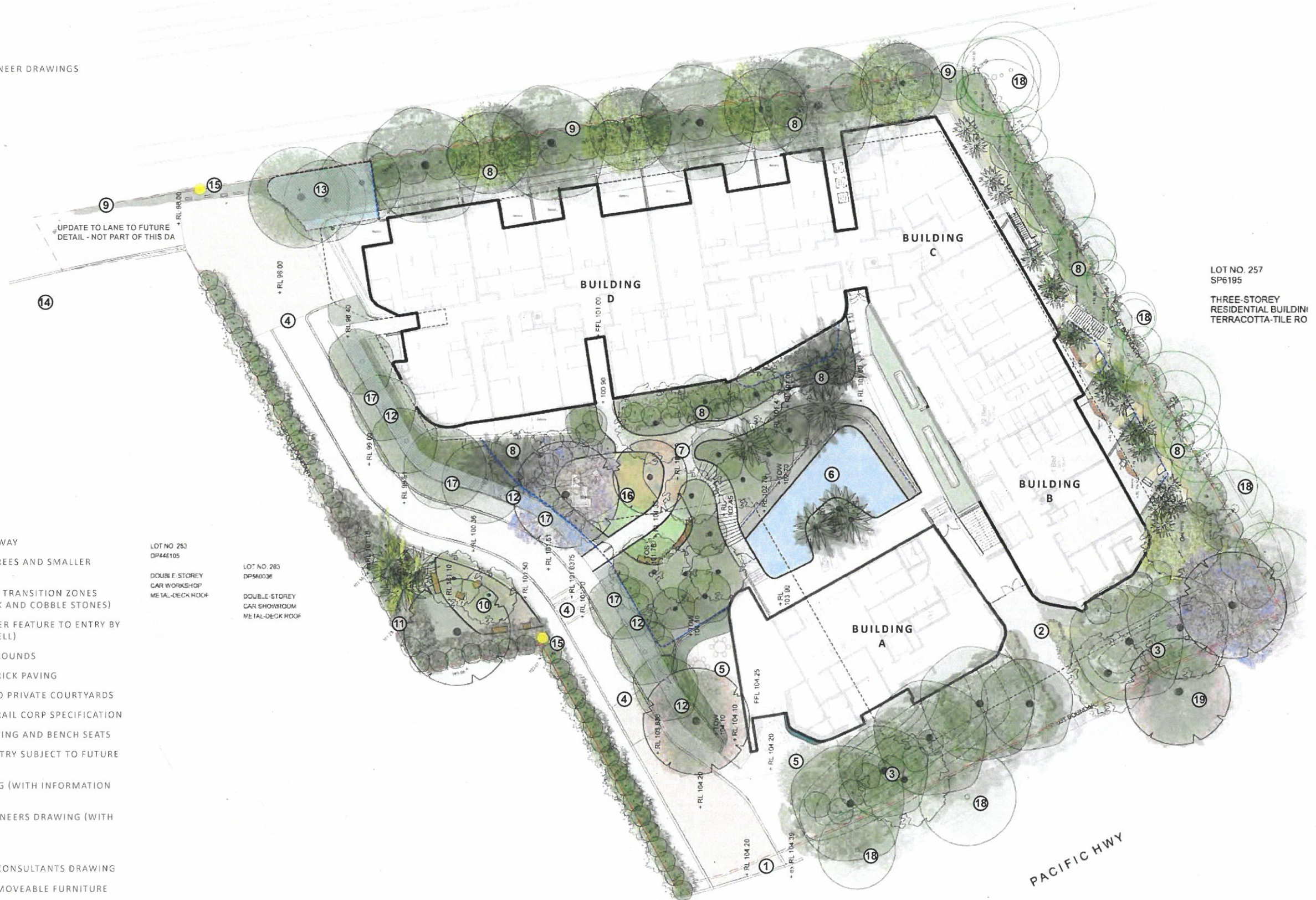
The proposed landscape plan encourages **indoor/outdoor relationships**, the buildings edge seamlessly transitions to the surrounding landscape, offering a united internal and external spatial experience. The arrangement of these courtyards promotes healthy and active lifestyles while providing adaptability to engage a variety of uses, including outdoor dining, passive relaxation and active recreation.

We believe that the proposed Landscape design for Lindfeld Village Living will contribute to the urban character and visual quality of Lindfeld and provide a rich and rewarding environment for residents **to promote environmental and social sustainability.**



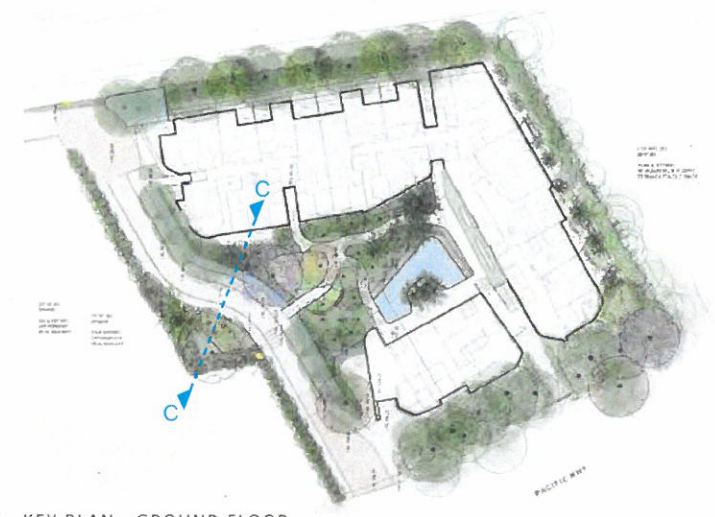
-  SITE BOUNDARY
-  GARDEN BED
-  SWALE REFER TO HYDRAULIC ENGINEER DRAWINGS
-  LAWN
-  BRICK PAVING
-  COBBLE STONE PAVING
-  PERMEABLE PATH
-  SWIMMING POOL / WATER
-  SANDSTONE RETAINING WALL
-  TIMBER BENCH SEATING
-  STEEL FENCE
-  MOUNDED GARDEN
-  TREES - EVERGREEN
-  TREES - DECIDUOUS
-  PALMS
-  SCREEN PLANTING

- 1 VEHICLE ENTRY TO TRYON PLACE LANEWAY
- 2 PEDESTRIAN ENTRY TO TRYON PLACE LANEWAY
- 3 MOUNDED GARDEN WITH LARGE NATIVE TREES AND SMALLER DECIDUOUS TREES
- 4 SHARED ZONE TO COUNCIL SPECIFICATION. TRANSITION ZONES INDICATED WITH MATERIAL CHANGE (BRICK AND COBBLE STONES)
- 5 RETAIL LANDSCAPE COURTYARD WITH WATER FEATURE TO ENTRY BY ARCHITECT (INTERPRETIVE OF HISTORIC WELL)
- 6 SWIMMING POOL WITH TIMBER DECK SURROUNDS
- 7 CENTRAL COMMUNAL COURTYARD WITH BRICK PAVING
- 8 VERDANT LANDSCAPE BUFFER PLANTING TO PRIVATE COURTYARDS
- 9 NEW 1800MM HIGH BOUNDARY FENCE TO RAIL CORP SPECIFICATION
- 10 PROPOSED POCKET PARK WITH COBBLE PAVING AND BENCH SEATS
- 11 POTENTIAL NEW BUILDING PEDESTRIAN ENTRY SUBJECT TO FUTURE DEVELOPMENT
- 12 SWALE TO HYDRAULIC ENGINEERS DRAWING (WITH INFORMATION ON PLAQUE)
- 13 BIO RETENTION BASIN TO HYDRAULIC ENGINEERS DRAWING (WITH INFORMATION ON PLAQUE)
- 14 EXISTING VEHICLE ENTRY
- 15 PROPOSED NEW LIGHT POLE TO LIGHTING CONSULTANTS DRAWING
- 16 SOCIAL POCKET WITH BENCH SEAT, LAWN, MOVEABLE FURNITURE AND FEATURE TREE
- 17 CONCRETE EDGE TO SWALE
- 18 EXISTING STREET TREE TO BE RETAINED AND PROTECTED





- LEGEND
- 1 TRYON PLACE BRICK PAVING
  - 2 COBBLE STONE DETAIL
  - 3 SANDSTONE RETAINING WALL
  - 4 POCKET PARK WITH COBBLE STONE PAVING AND BENCH SEATS
  - 5 SCREEN PLANTING AND FEATURE TREES
  - 6 SWALE PLANTING
  - 7 PALMS
  - 8 NEW FENCE (PROPOSED NEW BOUNDARY)



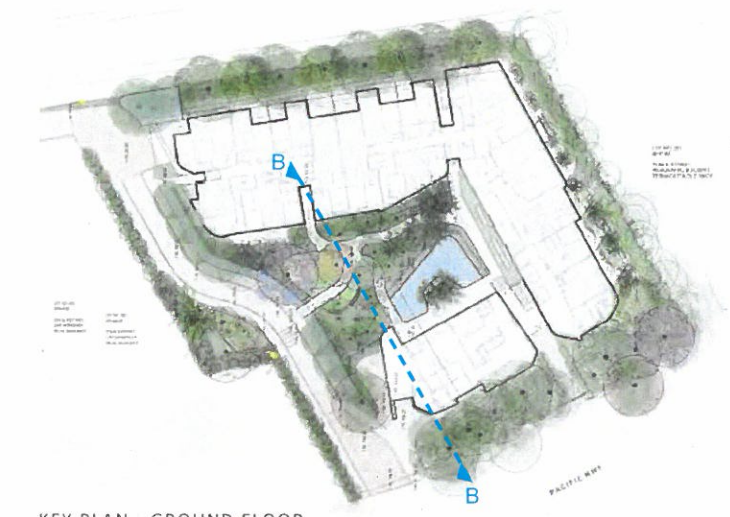
KEY PLAN - GROUND FLOOR



SECTION C - TRYON PLACE



- LEGEND
- 1 BRICK PATH
  - 2 DECOMPOSED GRANITE AREA WITH MOVEABLE FURNITURE
  - 3 GRASS LAWN AREAS
  - 4 FEATURE TREE E.G. JACARANDA
  - 5 SANDSTONE AND TIMBER SEATING WALL
  - 6 MOUNDED GARDEN BED WITH TREES, SHRUBS AND GROUNDCOVERS
  - 7 SLOPPING GARDEN BED WITH A COMBINATION OF NATIVE AND EXOTIC TREES AND SHRUBS
  - 8 BLOCKWORK RETAINING WALLS WITH SANDSTONE ON TOP WHERE EXPOSED
  - 9 RETAIL LANDSCAPE AREA
  - 10 BALCONY PLANTING



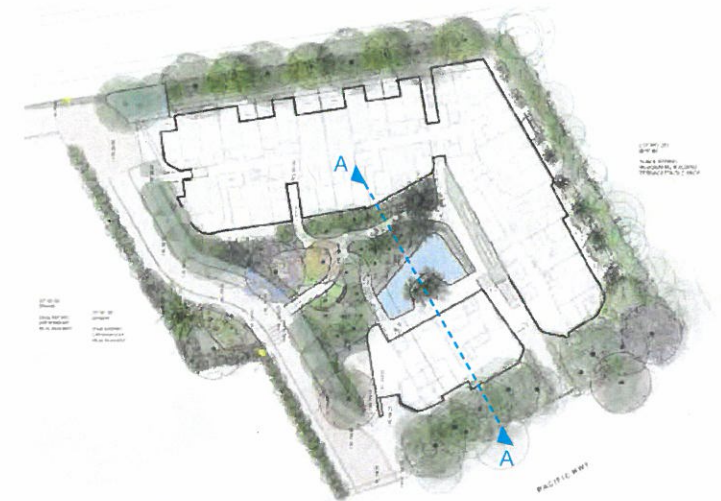
KEY PLAN - GROUND FLOOR



SECTION B - RETAIL LANDSCAPE AND COMMUNAL CENTRAL COURTYARD



- LEGEND
- 1 BRICK PATH
  - 2 TREE GROVE
  - 3 TIMBER DECK AND LOUNGING AREA
  - 4 SWIMMING POOL
  - 5 ADVANCED PALM TREES IN SUNKEN PLANTERS
  - 6 PERMEABLE PAVING
  - 7 RAISED GARDEN BEDS WITH A COMBINATION OF NATIVE AND EXOTIC TREES AND SHRUBS
  - 8 BLOCKWORK RETAINING WALLS WITH SANDSTONE ON TOP WHERE EXPOSED
  - 9 BALCONY PLANTING
  - 10 ACCESS TO POOL AREA FROM BUILDING
  - 11 1200MM POOL FENCE TO BCA
  - 12 PRIVATE COURTYARD FENCE



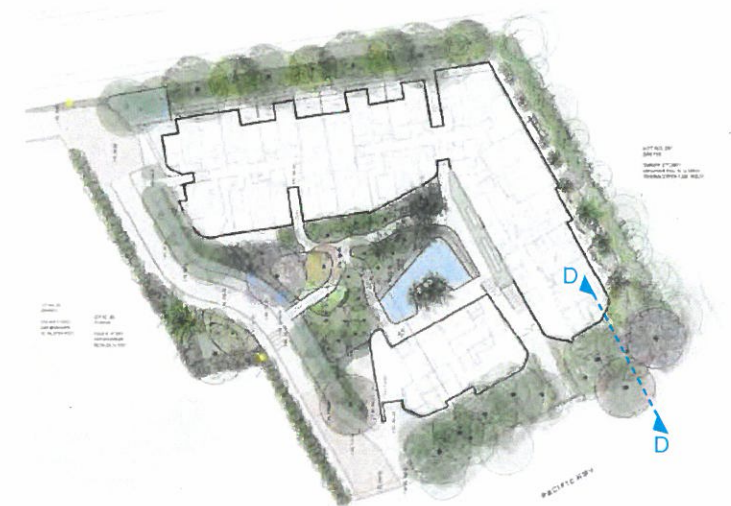
KEY PLAN - GROUND FLOOR



SECTION A - POOL AND COMMUNAL CENTRAL COURTYARD



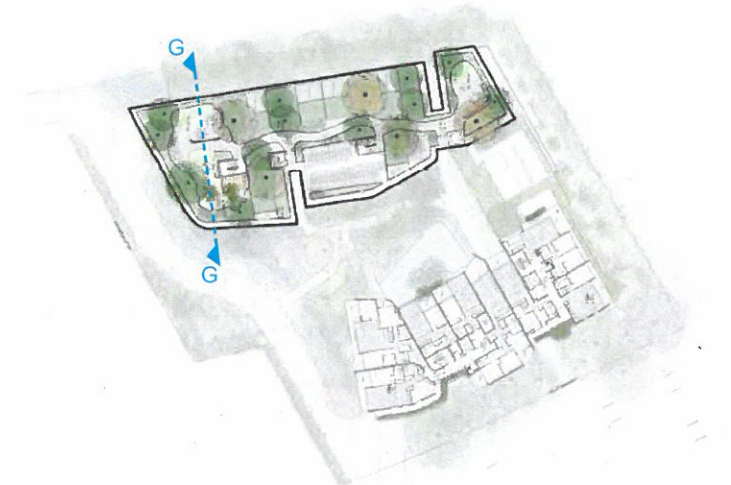
- LEGEND
- 1 PERMEABLE PATH
  - 2 SCREEN HEDGE PLANTING
  - 3 PACIFIC HIGHWAY
  - 4 NEW STREET TREE TO PACIFIC HIGHWAY (PISTACIA)
  - 5 MOUNDED GARDEN BEDS TO APPROX 800MM
  - 6 PUBLIC FOOTPATH
  - 7 BALCONY PLANTING



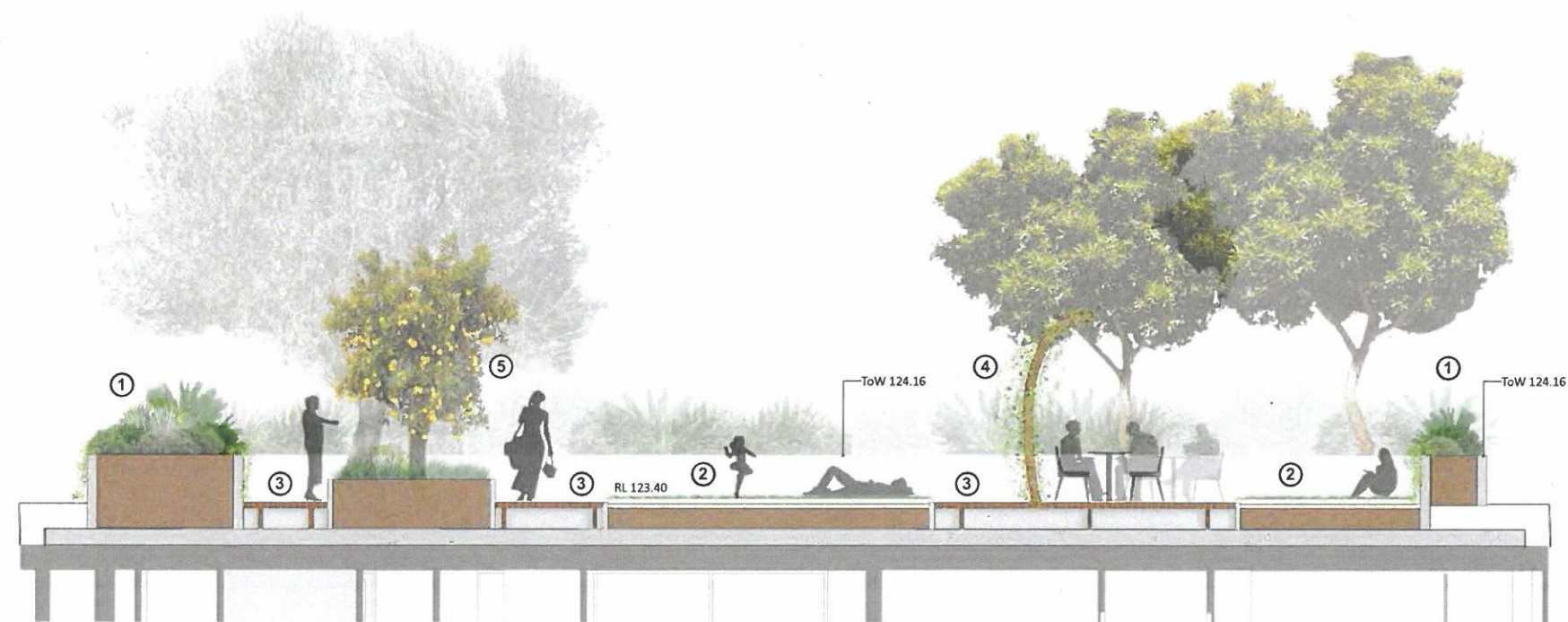
KEY PLAN - GROUND FLOOR



- LEGEND
- 1 ROOFTOP GARDEN PLANTING (MIN 500MM DEPTH). REFER TO PLANTING SCHEDULE
  - 2 LAWN POCKET
  - 3 TIMBER DECK
  - 4 TIMBER SCREEN OR SHADE STRUCTURE WITH CLIMBERS GROWING OVER
  - 5 COMMUNITY VEGETABLE AND HERB GARDEN WITH COMPOST AND WORM FARM
  - 6 BALUSTRADE / PLANTER (760MM HIGH WITH 240MM RAIL)



KEY PLAN - ROOFTOP TERRACE



SECTION G - ROOFTOP TERRACE GARDEN



07

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Environmentally  
Sustainable  
Design (ESD)  
Initiatives

ESD Goals  
ESD Section

## ESD Goals

The following ESD Statement has been prepared for the DA submission to Ku-ring-gai Council to reaffirm the project's commitments to delivering a **Connected, Liveable and Activated** urban living environment that acknowledges and upholds the unique characteristics of the Ku-ring-gai area.

To ensure a high level of comfort and sustainability, the following ESD initiatives have been embedded into the design of the development:

### Good passive design to reduce heating and cooling demand, including:

- Optimise building footprint and orientation to maximise number of apartments with north aspects and/or double sided facades;
- Appropriately located thermal mass to store solar energy during the day in winter and act as heat sinks in summer;
- Appropriate level of insulation;
- High thermal performance double glazing throughout;
- Natural cross-flow ventilation, supported by mechanical ventilation as appropriate;
- External shading devices; and
- Green roof and planters on balconies.

### Energy efficient equipment and appropriate controls/monitoring throughout, including:

- Energy efficient lighting – dedicated LED lighting, sensors for lighting control;
- Energy efficient HVAC – ceiling fans in living room and high efficiency air conditioner (EER > 3.0) throughout;
- Energy efficient appliances – minimum 3 star Energy clothes washers & dishwashers;
- Energy efficient hot water system – heat pump hot water system; and
- Energy efficient car park ventilation – variable speed drive controlled by CO sensors.

- Onsite renewable electricity generation, including:
  - o a 40kW PV system; and
  - o The provision of an Embedded Network (EN) for Ku-ring-gai LVL to allow the solar electricity to go directly to the residents instead of being exported to the grid.

### Appropriate biophilic design elements to

enhance resident's connection with nature, reduce stress, enhance creativity, improve residents well-being and expedite healing, including:

- Interpretation of history artistic elements;
- Screen planting, Trellis or wire systems and climbers;
- Communal & rooftop gardens, with shared composting and worm farm; o Water elements (pool, raingarden etc.);
- Native flora;
- Natural textures – timber, stones etc.;
- Winding paths and garden refuges; and o Playful elements.

### Roof areas dedicated as communal garden

as an added amenity for the residents, assisting apartment dwellers to stay in touch with nature and providing a great way to bring people together as a community.

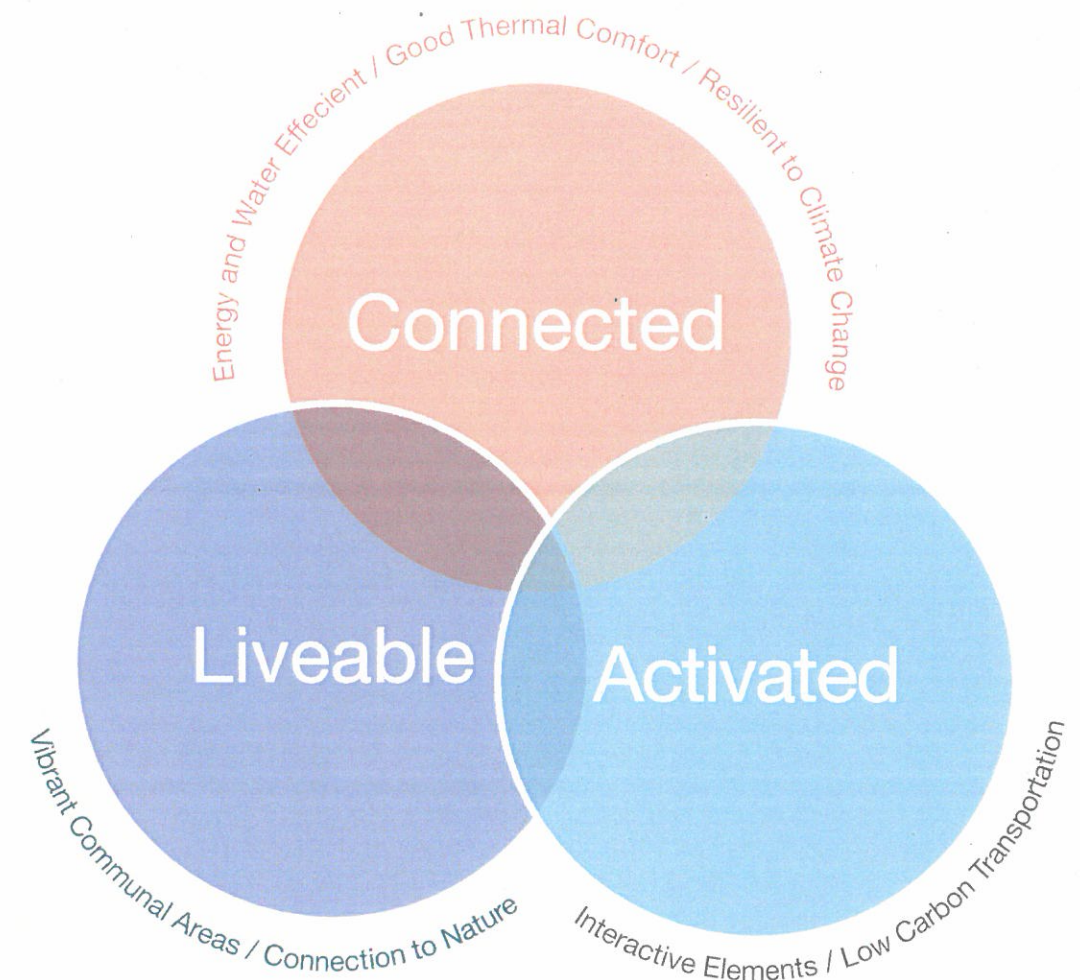
### Raingardens and swale in public domain as part of water sensitive urban design;

### Rainwater collection and reuse for landscape irrigation and toilet flushing;

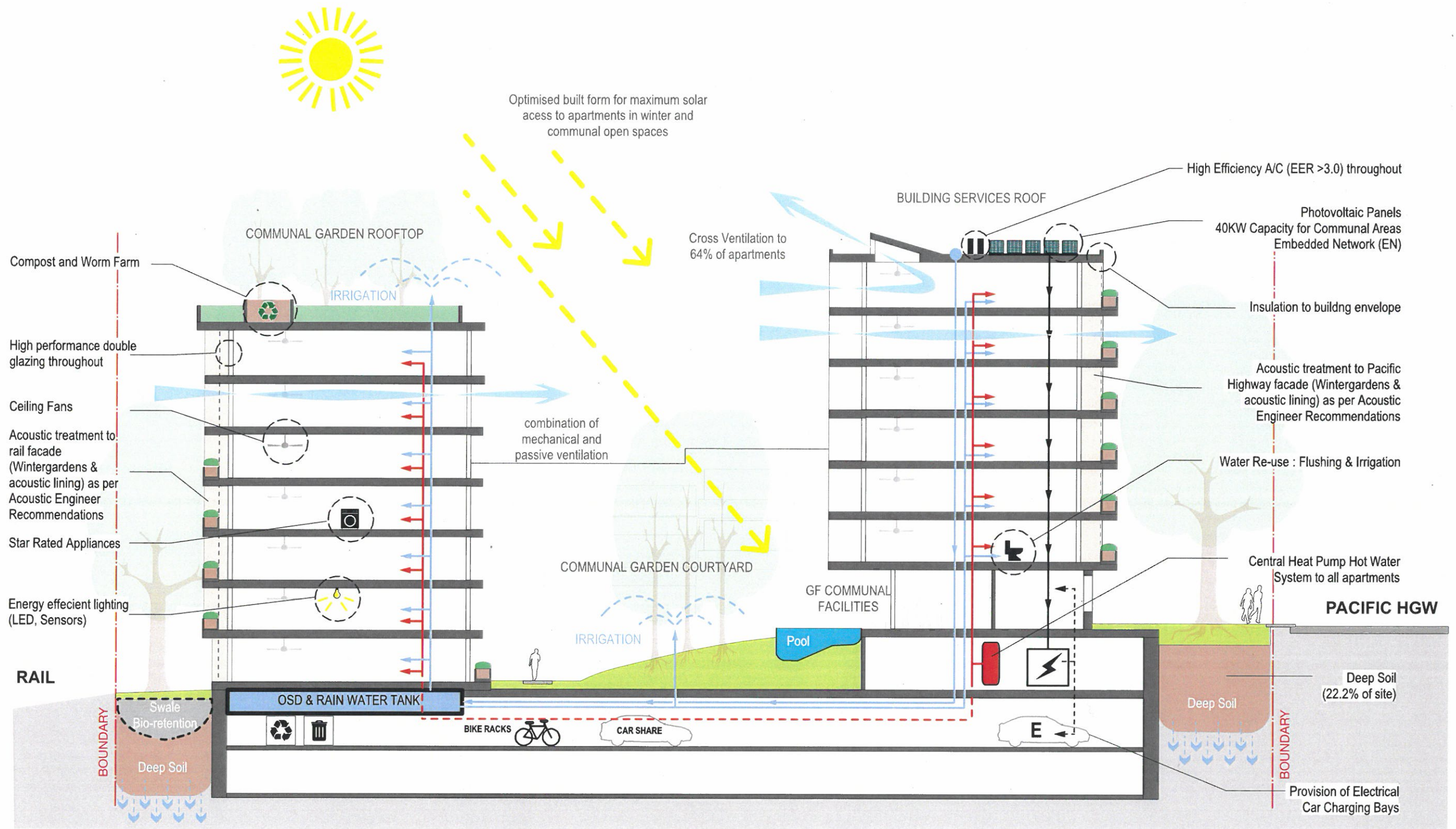
A communal gym and pool area to encourage an active lifestyle, and as a place for residents to seek relief on extreme hot days when the power fails in their homes and there is no air conditioning.

### Facilities to support and encourage the use of low emission transportation, including:

- Quality footpaths and prominent stairways to encourage walking;
- Bicycle facilities to encourage residents to travel by bicycles;
- Car sharing spaces (2 off);
- Electric vehicle charging bays for charging electric cars using renewable energy; and o Wayfinding features to encourage the use of public transport.











Artist's impression by Synthetica. Retail entry from Tryon Place.



Acknowledgements / Consultant team :

Access	Matt Shuter & Associates
Acoustics	JHA Consulting Engineers
Arborist	Landscape Matrix
Architecture	Fox Johnston
BCA	Matt Shuter & Associates
Civil Engineer/Stormwater	AJ Whipps Consulting Group (Stage 1) / Jones Nicholson
CGI	Synthetica
CPTED	Design Partnership
Electrical	JHA Consulting Engineers
ESD	JHA Consulting Engineers
Fire	PCB
Heritage	John Oultram Heritage and Design
Hydraulics	AJ Whipps Consulting Group (Stage 1) / Jones Nicholson
Landscape	360 Degrees
Level 3 Services	JHA Consulting Engineers
Lighting	JHA Consulting Engineers
Mechanical	JHA Consulting Engineers
Planning	Urbis
QS	Coutts Cost Consulting
Structural	SDA Structures
Transport & Traffic	People Trans
Urban Design	Olsson and Associate Architects
Waste Management	SLR Consulting

**All associated documents and appendices should be carefully read and considered as they contain additional and necessary information associated with the contents of this report.**

DOCUMENT CONTROL

<b>Title</b>	Stage 3 Development Application / Project Vision Statement
<b>Project</b>	Lindfield Village Living
<b>Description</b>	
<b>Key Contact</b>	Russell Olsson
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<b>Checked</b>	RO
<b>Authorised</b>	RO
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<b>Document Author</b>	OAA / FJ / 360 / JHA
<b>Document checked</b>	RO