



ARCADIA

Coles Lindfield S4.56 Submission RFI Response

Prepared for Third I
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Development Application

ARCADIA

Issue G

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ABN 83 148 994 870

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

An aerial photograph of a dense, lush green forest. The trees are tall and have thick canopies, creating a vibrant green landscape. In the lower center of the image, there is a small, dark, irregularly shaped pond or clearing. The forest extends to the edges of the frame, with some trees showing lighter-colored trunks. The sky is visible at the top, showing a pale blue with some light clouds. A white diagonal line runs from the bottom right corner towards the center of the image.

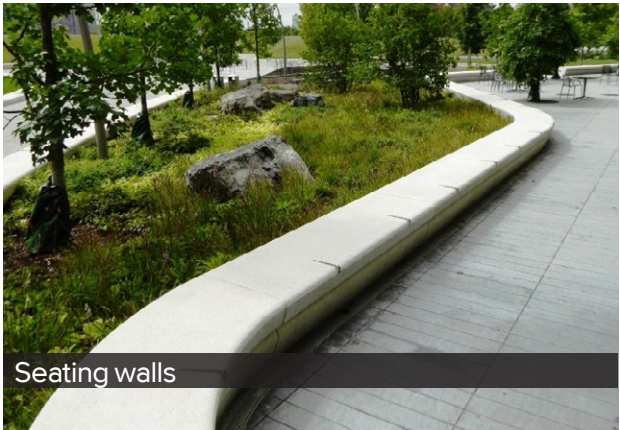
DESIGN

Upper Ground Floor

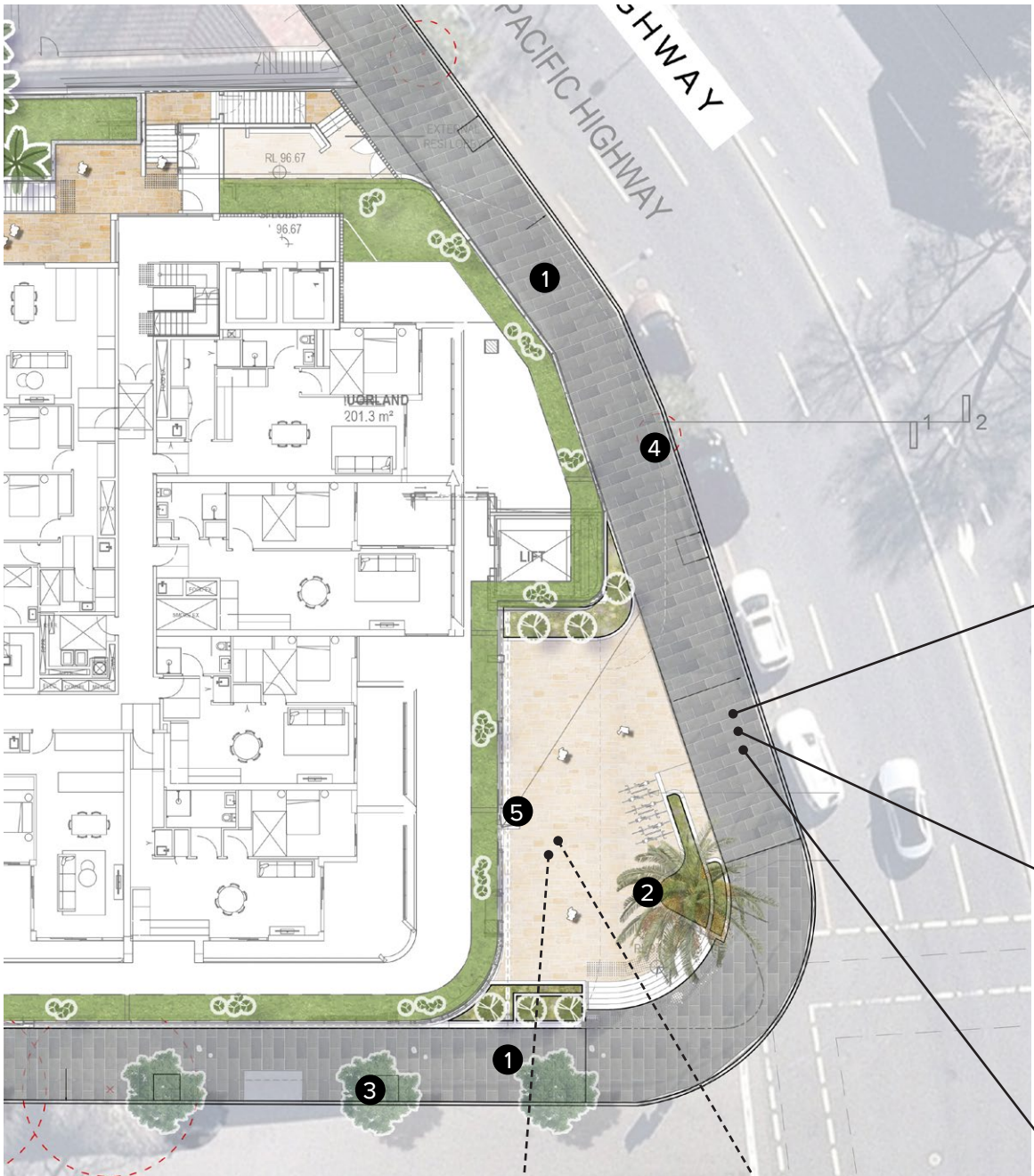
Legend

- 1 Raised Planter
- 2 Phoenix Palm
- 3 Bike Rack
- 4 Seating to bench
- 5 Entrance to Coles

Key Plan



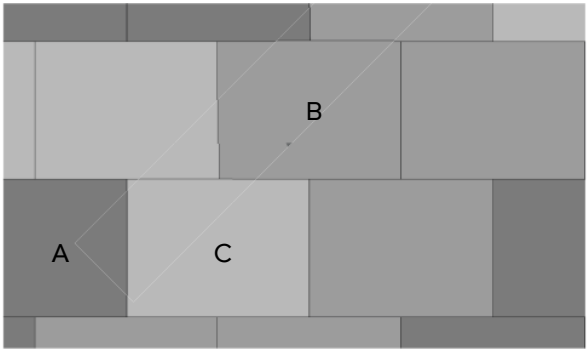
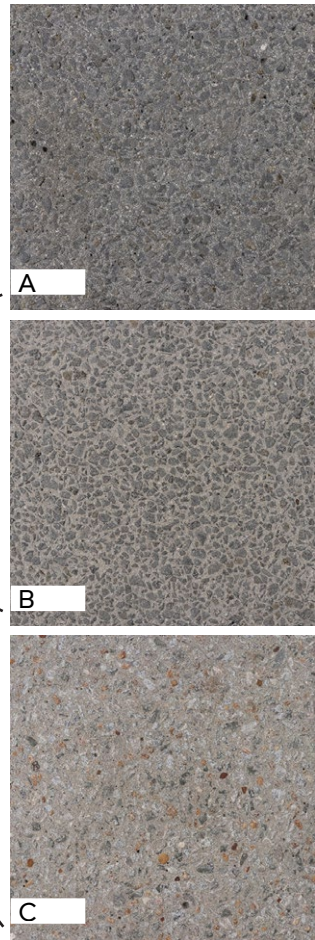
Public Domain - Pacific Highway



Pacific Highway

Legend

- 1 Footpath
- 2 Phoenix Palm
- 3 Street Tree Planting
- 4 Bench and Bin
- 5 Entrance to Coles

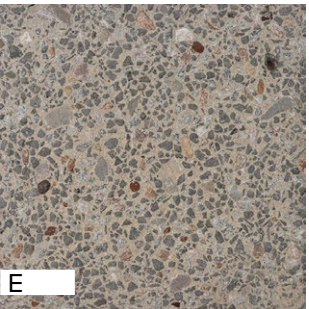
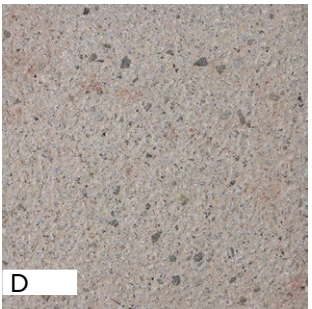


PAVING FOOTPATH:

Paver Type A: Urbanstone Paver '206 Gunmetal'
Shotblast (30% mix)
Width: 300mm, Thickness: 40mm, Length: 400mm

Paver Type B: Urbanstone Paver '2534'
Shotblast (40% mix)
Width: 300mm, Thickness: 40mm, Length: 400mm

Paver Type C: Urbanstone Paver '2533'
Shotblast (30% mix)
Width: 300mm, Thickness: 40mm, Length: 400mm



PAVING ENTRY:

Paver Type D: Urbanstone Paver '100' Shotblast
(80% mix)
Width: 300mm, Thickness: 40mm, Length: 400mm

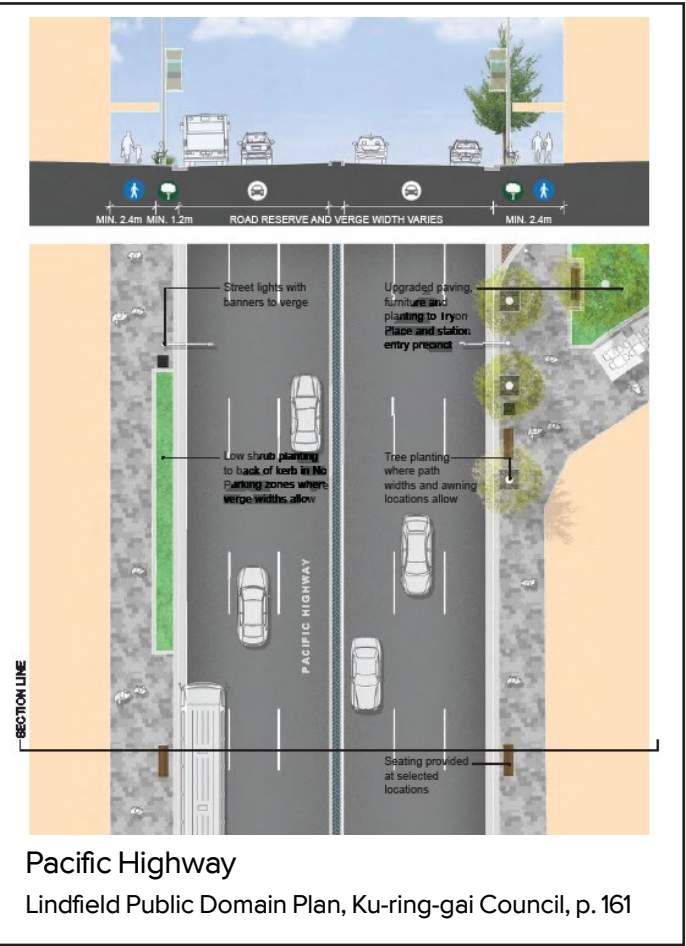
Paver Type E: Urbanstone Paver '758' Shotblast
(20% mix) - Feature Banding
Width: 300mm, Thickness: 40mm, Length: 400mm



Tristaniopsis laurina



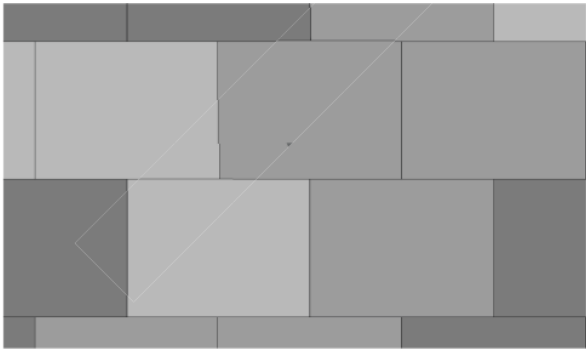
Platanus orientalis 'Cuneata'



Pacific Highway

Lindfield Public Domain Plan, Ku-ring-gai Council, p. 161

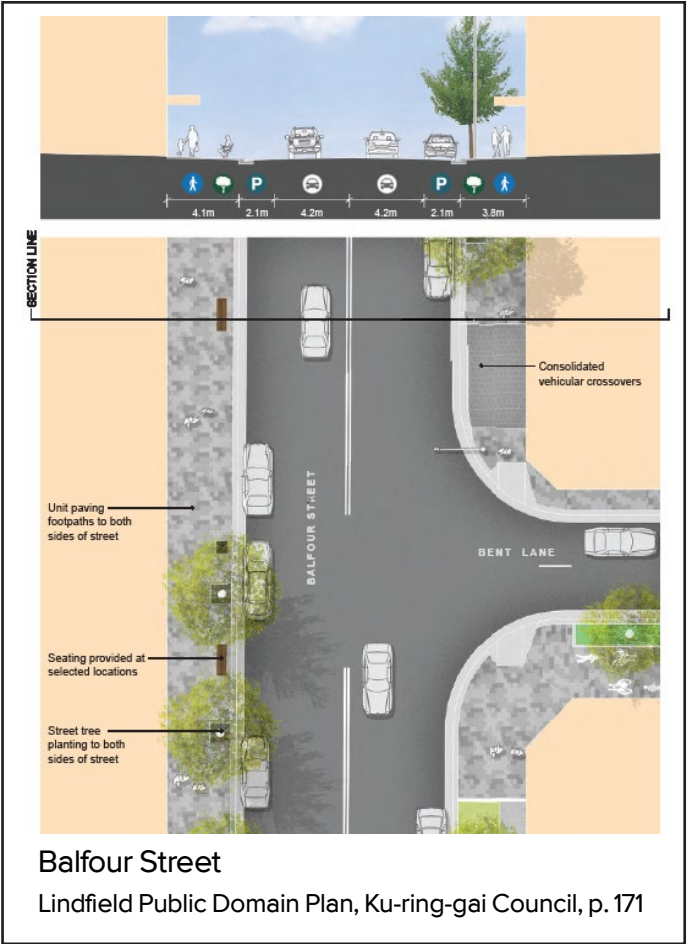
Public Domain - Balfour Street



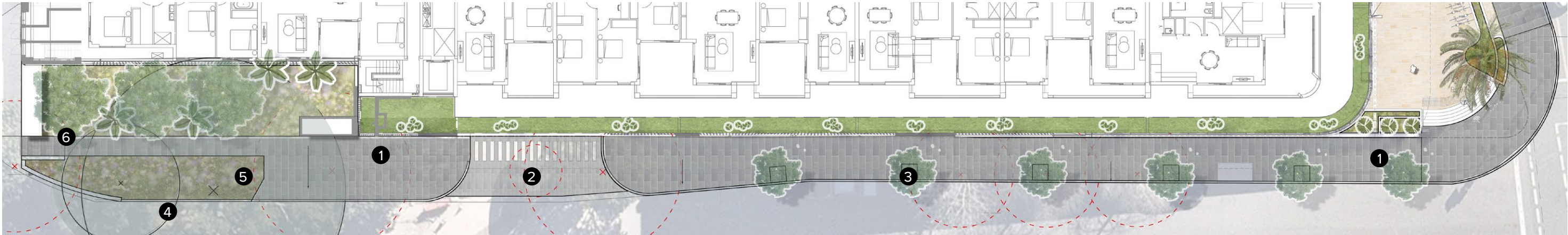
Paver Type A: Urbanstone Paver '206 Gunmetal'
Shotblast
(30% mix) Width: 300mm
Thickness: 40mm
Length: 400mm

Paver Type B: Urbanstone Paver '2534' Shotblast
(40% mix) Width: 300mm
Thickness: 40mm
Length: 400mm

Paver Type C: Urbanstone Paver '2533' Shotblast
(30% mix) Width: 300mm
Thickness: 40mm
Length: 400mm



- Legend
- 1 Footpath
 - 2 Driveway- 'Paver Type D' from Technical manual
 - 3 Street Tree Planting
 - 4 Existing Trees Retained
 - 5 Verge Planting
 - 6 Stair Access



Balfour Street

Level 2 Podium

- Legend
- 1

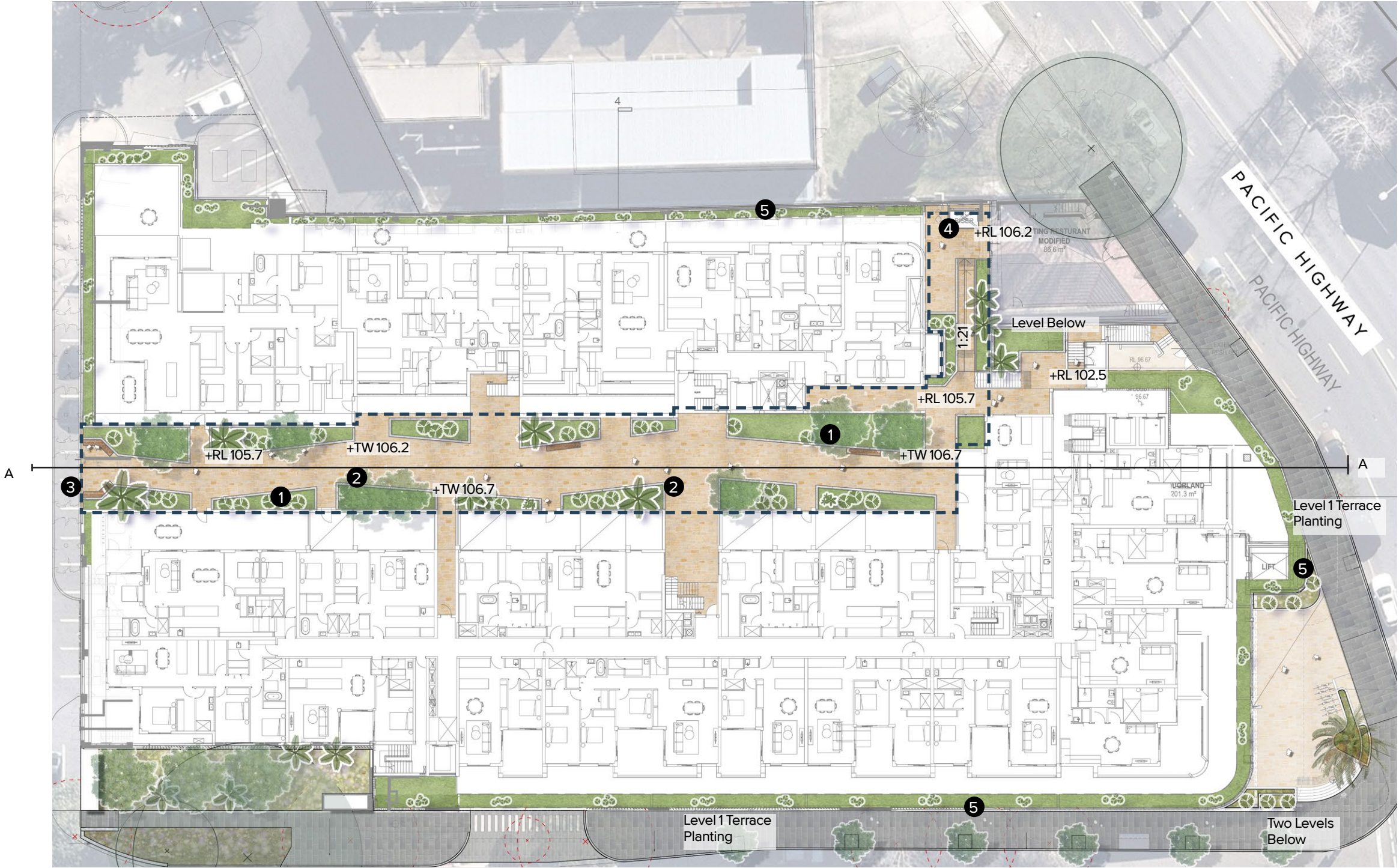
Raised Planter
- 2

Raised Planter with timber seating
- 3

Seating nook
- 4

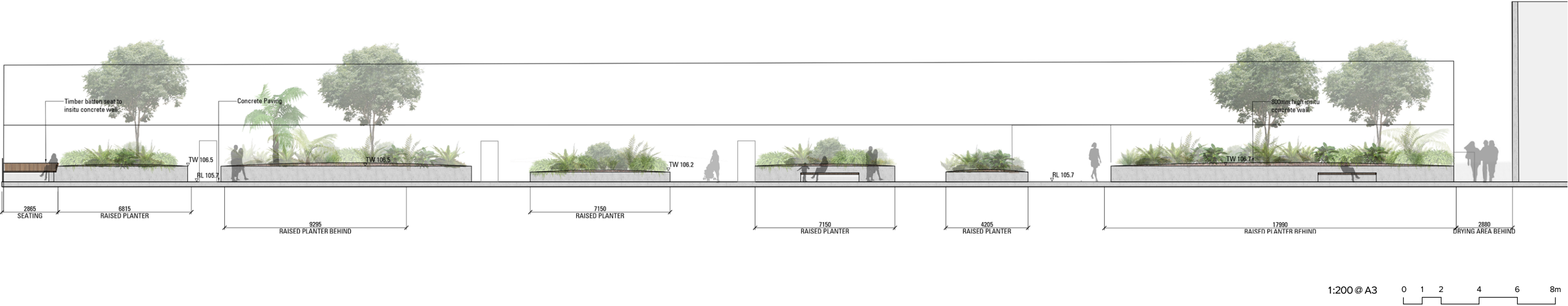
Drying Area
- 5

Terrace Balcony Planter
- 766sqm Communal Open Space



Sections

Section A



Level 4 Rooftop

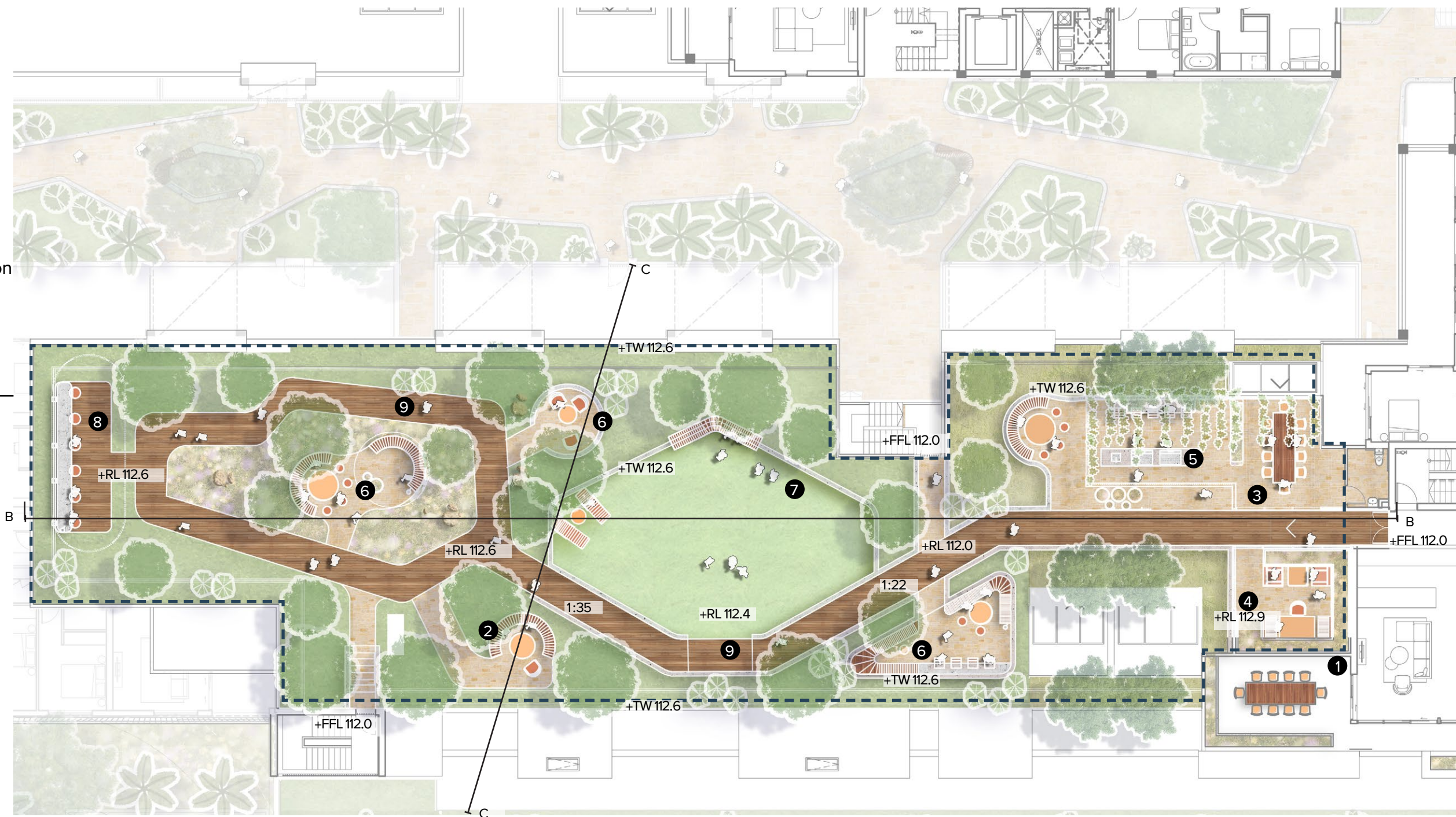
A Journey along the Ridgeline

The landscape narrative of the site will take the residents along a ridgeline experience metaphorically and physically connecting the residents to the characteristics of the land and surrounding views.

The material strategy curates a range of finishes which will express the unique characteristics of the site. Priority will be given to materials of local provenance, visibly grounding the site in its connection to the local water systems, and vegetation which define the rooftops landscape ecology.

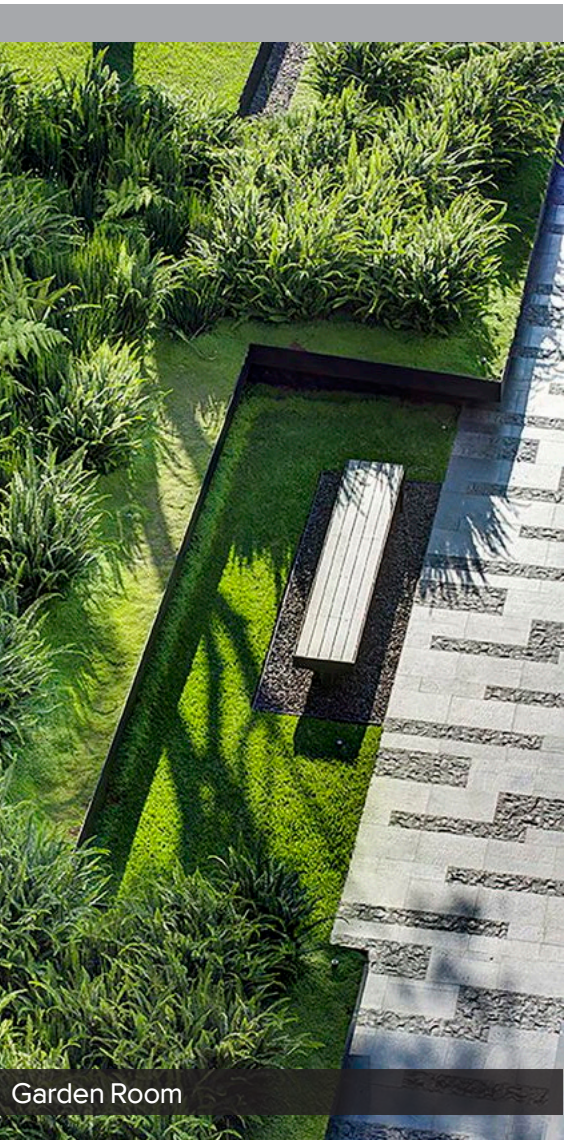
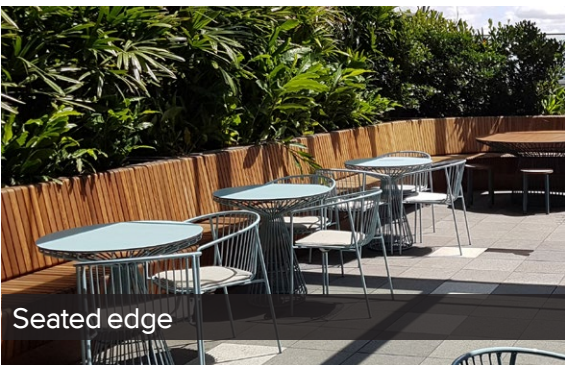
Legend

- 1 Apartment Private Terrace
 - 2 Garden Room
 - 3 Community Room- Dining
 - 4 Community Room - Working
 - 5 Barbeque Area
 - 6 Lounge/ Dining Area
 - 7 Turf
 - 8 Lookout Deck
 - 9 Boardwalk Circuit
- 870sqm Communal Open Space



Precedents

Using natural materiality that refers to the surrounding native corridors, extensive National Parks and surrounding water systems the design will aim to create a sense of calming nature while connecting to the views.

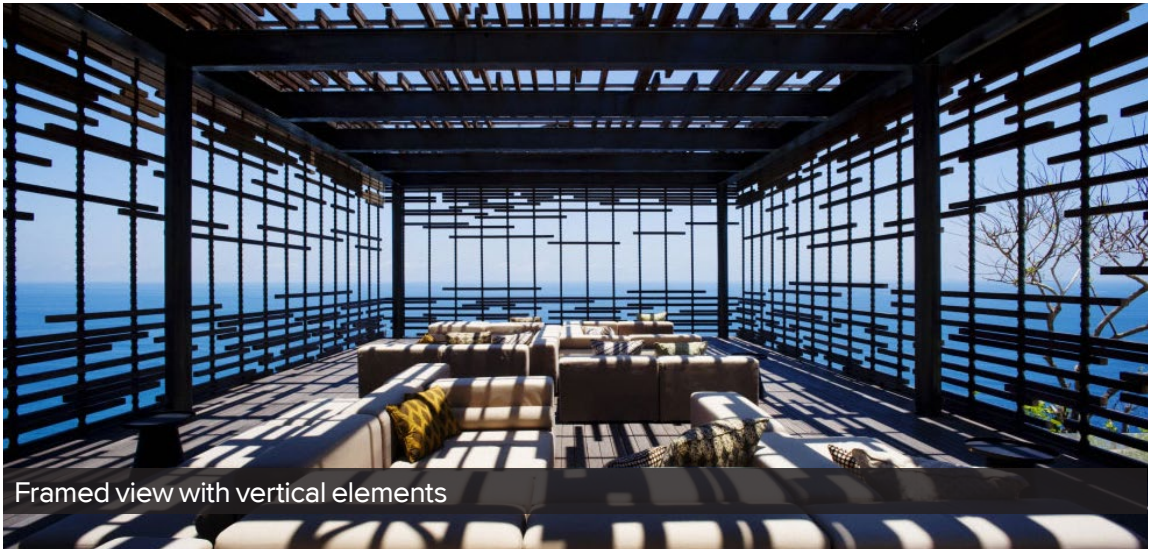


Shelter Structures + Seeting nooks

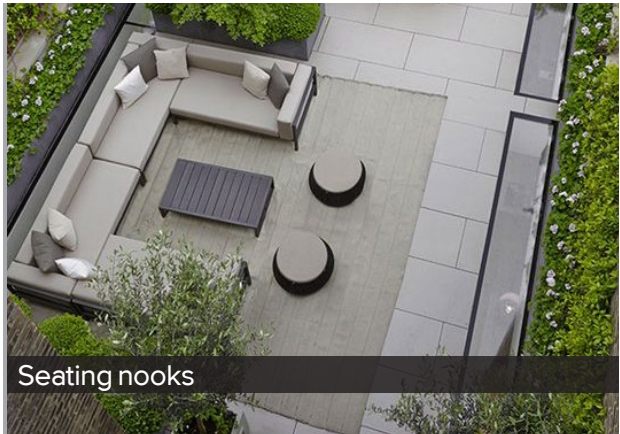
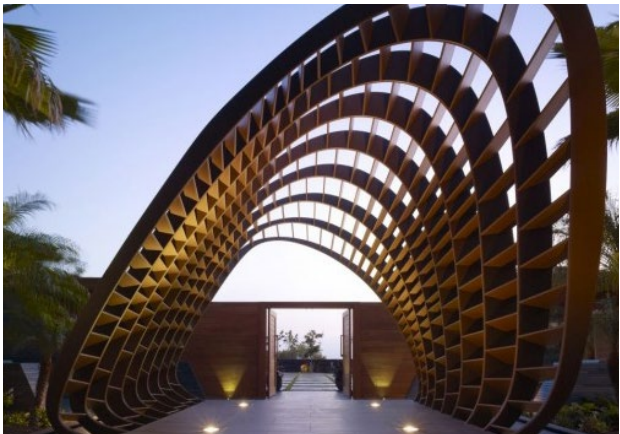
Legend

- 1 Viewing Platform Structure
- 2 Garden Room
- 3 Dining Area
- 4 Boardwalk Circuit

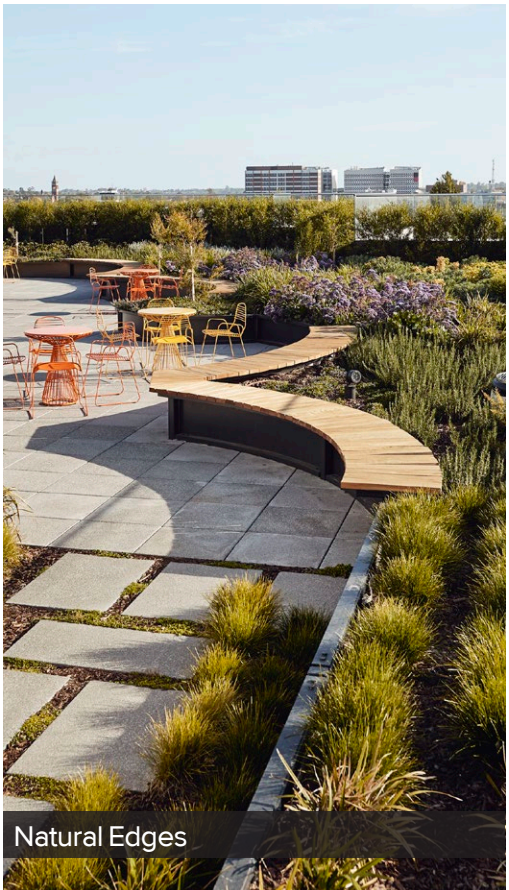
Key Plan



Framed view with vertical elements



Seeting nooks



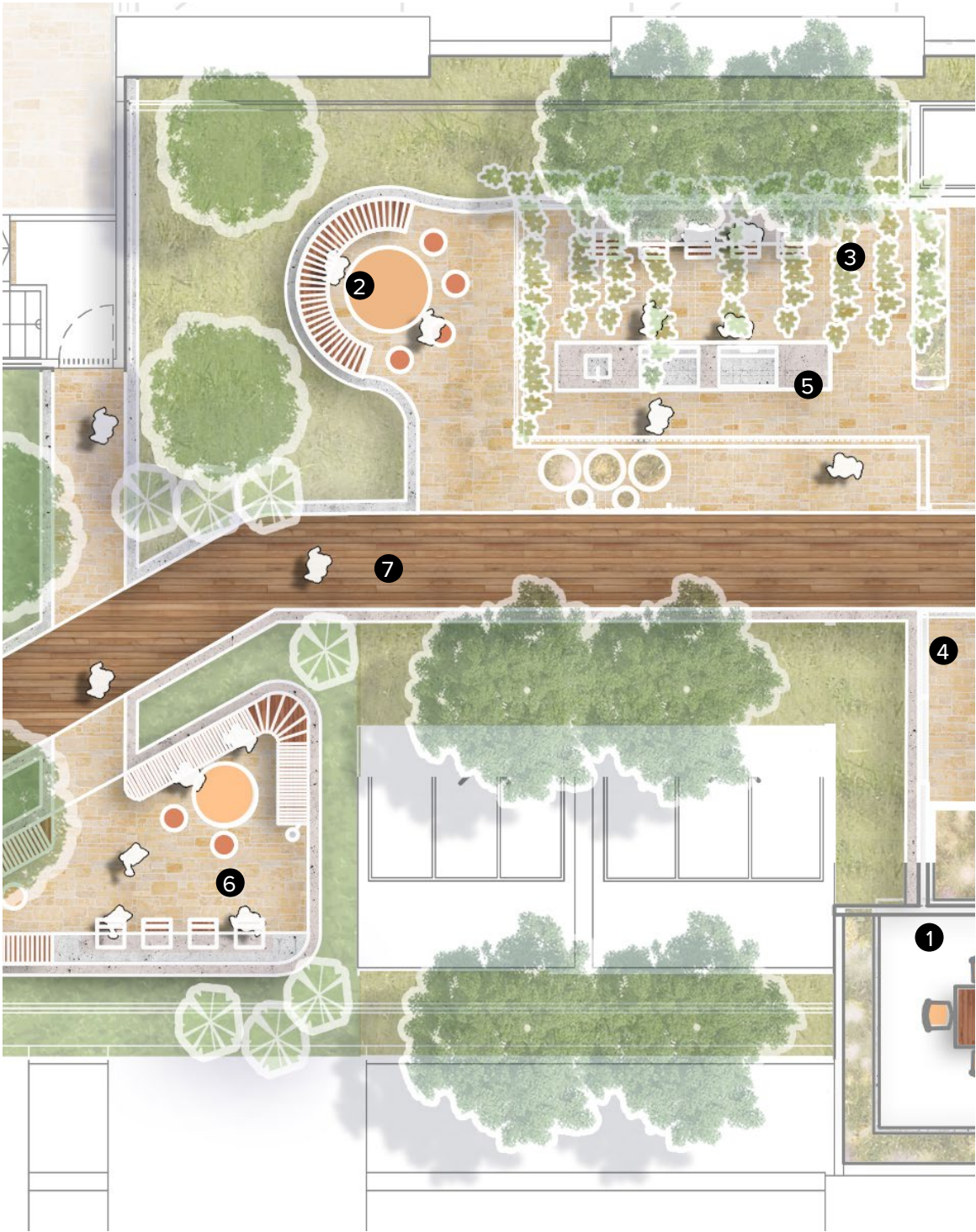
Natural Edges

Garden Rooms + Lawn

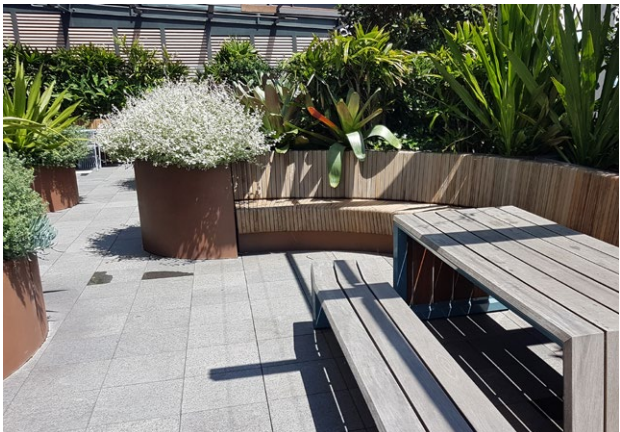
Legend

- 1 Private Terrace
- 2 Garden Room
- 3 Community Room- Dining
- 4 Community Room - Working
- 5 Barbeque Area
- 6 Lounge Area
- 7 Boardwalk Circuit

Key Plan



Lawn with seated edge



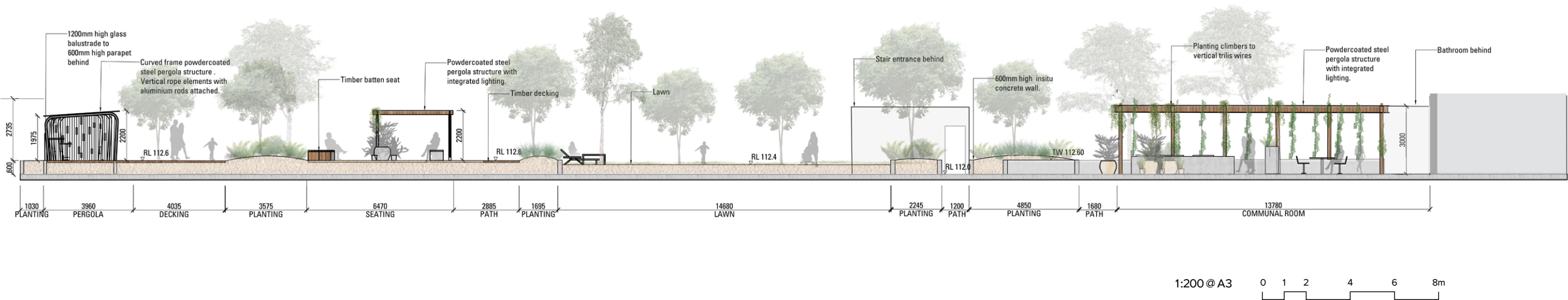
Garden Room



Outdoor Learning/ working hub

Sections

Section B



Section C



Planting Palette

Trees



Cupaniopsis anacardioides



Public Domain Trees



Platanus orientalis 'Cuneata'

Grasses



Liriope muscari



Lomandra longifolia *Liriope muscari* variegata



Dianella revoluta *Dianella utopia*

Groundcovers + Climbers



Viola hederacea *Trachelospermum jasminoides* 'Tricolor' *Limonium perezii* *Dichondra* 'silver falls'



Shrubs + Accents



Hardenbergia violacea *Doryanthes excelsa*



Chrysocephalum apiculatum *Anigozanthus flavidus*



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