

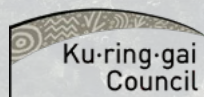
LINDFIELD
**VILLAGE
HUB**

not final design



**LINDFIELD VILLAGE HUB
INDICATIVE MASTER PLAN**

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LINDFIELD VILLAGE HUB
MASTER PLAN REPORT



thesoftbuild

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Illustration only, not final design

INTRODUCTION

LINDFIELD VILLAGE HUB

The Lindfield Village Hub is a Ku-ring-gai Council (KMC) project to deliver a Library, Community Centre, Public Open Space and Child Care Centre above a retail centre, with apartments above and public parking below. It will occupy a partially cleared site adjacent to Lindfield Train Station which is currently used as a council car park.

INDICATIVE MASTER PLAN

This master plan report outlines an indicative design prepared by AJ+C with Oculus and Soft Build.

The indicative master plan contained within was prepared to support a Planning Proposal to change the FSR and HOB controls for the site, as well as for high-level urban design and capacity analysis. It has not been developed past a concept level of resolution.

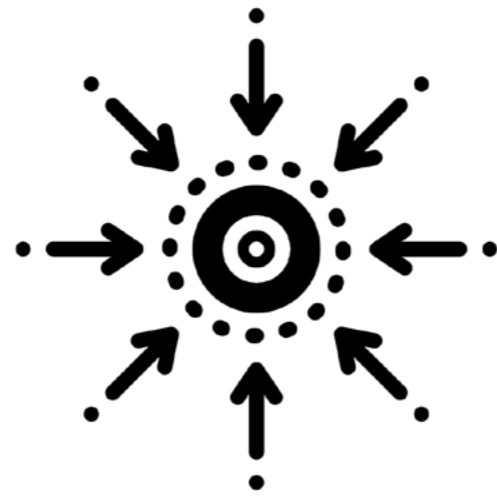
This document has been prepared for KMC Major Projects to indicate their intentions for the site. It does not represent a Council approved master plan, and should not be used as a benchmark design.



MASTER PLAN OVERVIEW

PROJECT OBJECTIVES

The following objectives for the Lindfield Village Hub were defined and developed directly by KMC, and formally adopted by in the August 14, 2018 Ordinary Meeting of Council:



COMMUNITY OBJECTIVES

- Liveable: a desirable and safe place to live and visit
- Accessible: community services for all age groups
- Engaging: local activities, amenities and experiences
- Cohesive: places, communities and events that bring diverse groups together
- Adaptable: adaptable to future social and technology change
- Aesthetic: aesthetically pleasing buildings that residents can be proud of



PROPERTY & INFRASTRUCTURE OBJECTIVES

- Active Places: rejuvenated Lindfield Local Centre
- Open Space: new park and public open space
- New Facilities: new library and community centre
- Accessible: new roads and vehicular, pedestrian and cycle facilities
- Housing: new homes



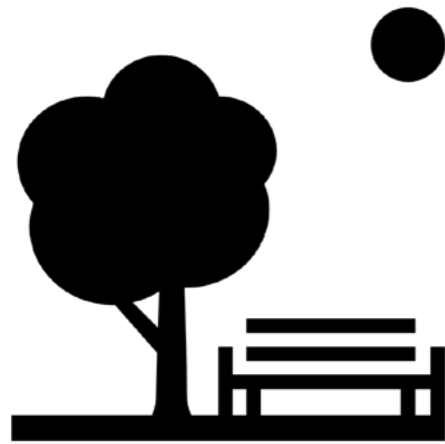
FINANCIAL & ECONOMIC OBJECTIVES

- Capital Funding: capital to build new community facilities, excluding any section 94 funding
- Ongoing Revenue: revenue streams to fund the ongoing costs of running Council's buildings and services
- Growth: new jobs and population in Lindfield to sustain the local economy
- Legacy: Council to retain ownership of land and new buildings for future generations
- Catalyst: investment attracted to Lindfield and Ku-ring-gai

MASTER PLAN OVERVIEW

PROJECT DESIGN PRINCIPLES

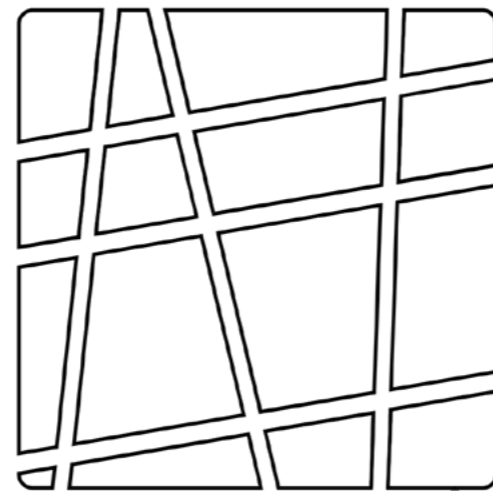
As part of the Planning Proposal, four design principles were established by the design and planning team for the Hub, which were reviewed by KMC Major Projects. These were:



PRINCIPLE #1 NEW PUBLIC PARK

CREATE A NORTH-FACING PARK, PROTECTED FROM OVERSHADOWING

- Create a high-quality north-facing park receiving adequate sunlight throughout the entire day
- Key characteristics should include: large flexible green space, events space, walking & cycling path connectivity, a variety of seating opportunities in sun and shade, security & lighting for safety, food and beverage offerings, strong planting structure, as well as contained play areas with good surveillance.



PRINCIPLE #2 LINKAGES

EXTEND THE PUBLIC STREET NETWORK AND CREATE THROUGH SITE LINKS

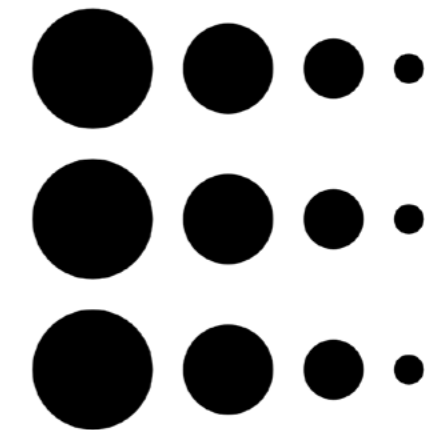
- Extend Drovers Way through the Hub site along its western boundary, terminating at Bent St.
- Transform Woodford Lane from a service lane into a formal public street.
- Create a through-site link connecting Drovers Way and Woodford Lane.
- Promote the creation of neighbouring through-site links across the retail properties to the Pacific Highway.



PRINCIPLE #3 ACTIVATION

PROVIDE ACTIVE GROUND-FLOOR USES

- Park: all sides of the park are to be activated with either public streets, retail tenancies or community uses.
- Woodford Lane: create an active retail character as an alternative pedestrian experience to the Pacific Highway, encouraging Highway retail to also face onto Woodford Lane.
- Drovers Way: create a partly passive residential character that responds to the lower-scale residential along the Hub's western boundary, while still providing active frontage to encourage local residents into the Hub site.



PRINCIPLE #4 TRANSITION














CREATE BUILT-FORM TRANSITIONS BETWEEN THE LOCAL CENTRE AND ITS SURROUNDS

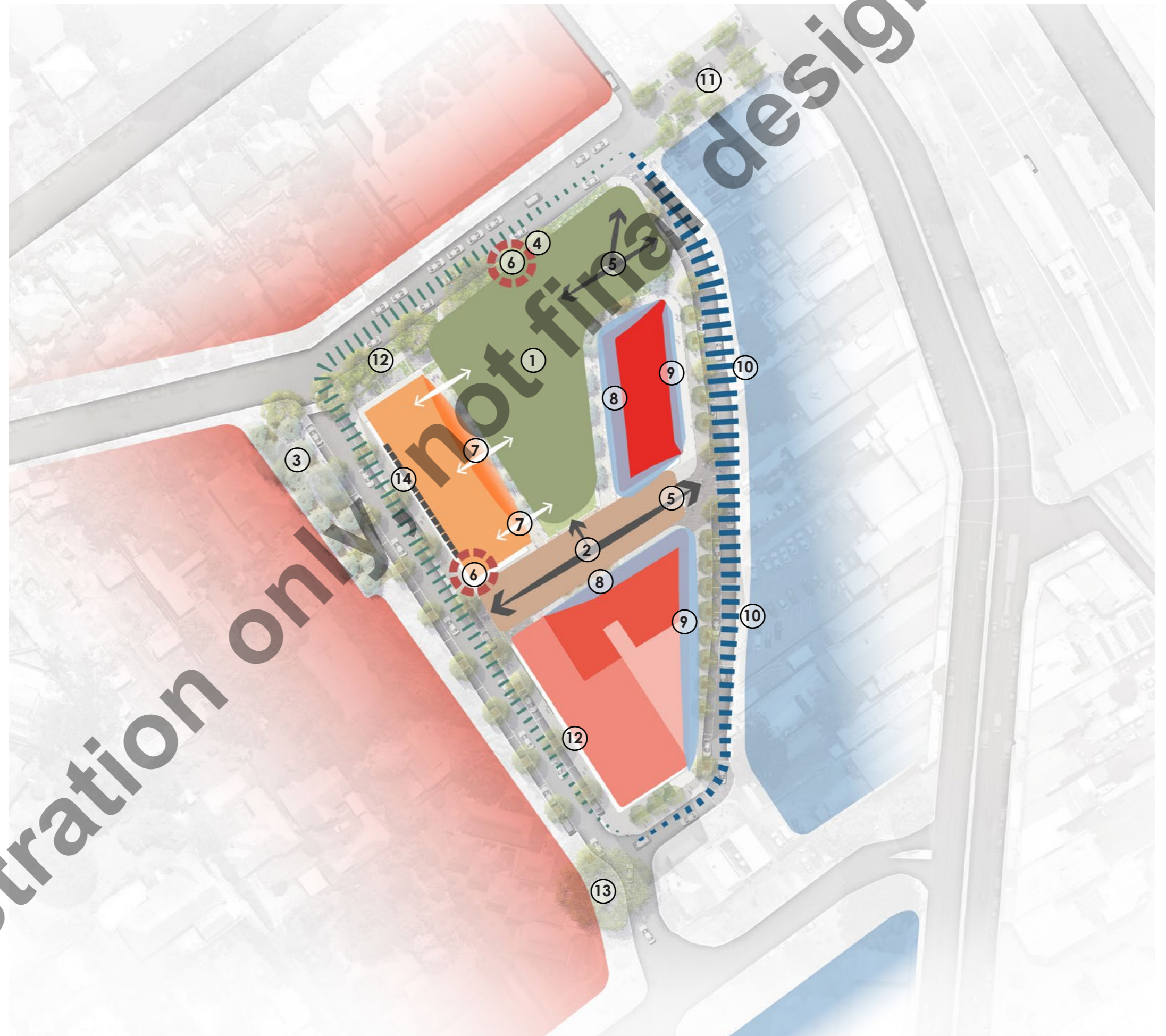
- Utilise the fall of land to create a visible 'height step', transitioning from the lower-density residential towards the Lindfield Local Centre.
- Use differing street widths to reflect the different neighbouring contexts to the east and west.

MASTER PLAN OVERVIEW STRUCTURE PLAN

The indicative design was intended to fulfil both the KMC project objectives and the design principles outlined. It does so through the following structure plan:

1. Large park located on the northern edge of the site to maximise solar access.
2. Plaza, created on the same level as the park, that doubles as a through-site link.
3. Pocket Park established on north-western corner, planted with native vegetation.
4. Terraced planting avoids blank walls along sloping streets.
5. Universal accessibility provided from all approaches, including level (or ramped) access from Woodford Lane into the park and plaza
6. Public elevators provided wherever accessible ramps are not possible.
7. Community building directly fronts onto park and plaza.
8. Retail tenancies around the park and plaza occupied by food & beverage tenants.
9. Retail activation along the length of Woodford Lane.
10. Encourage future retail development to encourage a double-fronted retail street.
11. Development of one-way shared zone at the north-eastern end of Bent St.
12. Residential frontage on Bent St and Drovers Way.
13. Arrange road network to avoid Tallow-wood and any other high-value trees that are possible to retain.
14. All parking/loading positioned on Drovers Way, consolidated to minimise street frontage.

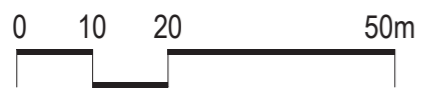
Key	
	Plaza
	Access
	Woodford Lane Upgrade
	Drover Way Extension & Upgrade
	Library & Park Interface
	Public Elevator
	Open Space
	Residential Buildings
	Residential Frontage
	Community Building
	Community Frontage
	Retail Frontage
	Consolidated Loading & Parking



MASTER PLAN OVERVIEW

ILLUSTRATIVE MASTER PLAN

The Village Hub will provide a high level of public amenity through a new park with a playground and urban plaza, a pocket park with native vegetation, new and active street connections, a shared zone between Bent St and Pacific Highway, and existing as well as future pedestrian links from Woodford Lane through the shops to Lindfield Station.



ROOF PLAN
1:1000 @ A3

MASTER PLAN OVERVIEW

INDICATIVE MASSING & DISTRIBUTION OF USES

The indicative massing locates two residential buildings on the south and east, and a community building on the west. Together they frame the major public space, while leaving the northern boundary unobstructed.

Building massing will be visually varied in order to reduce building bulk, with design possibilities such as inset-levels and upper level setbacks.

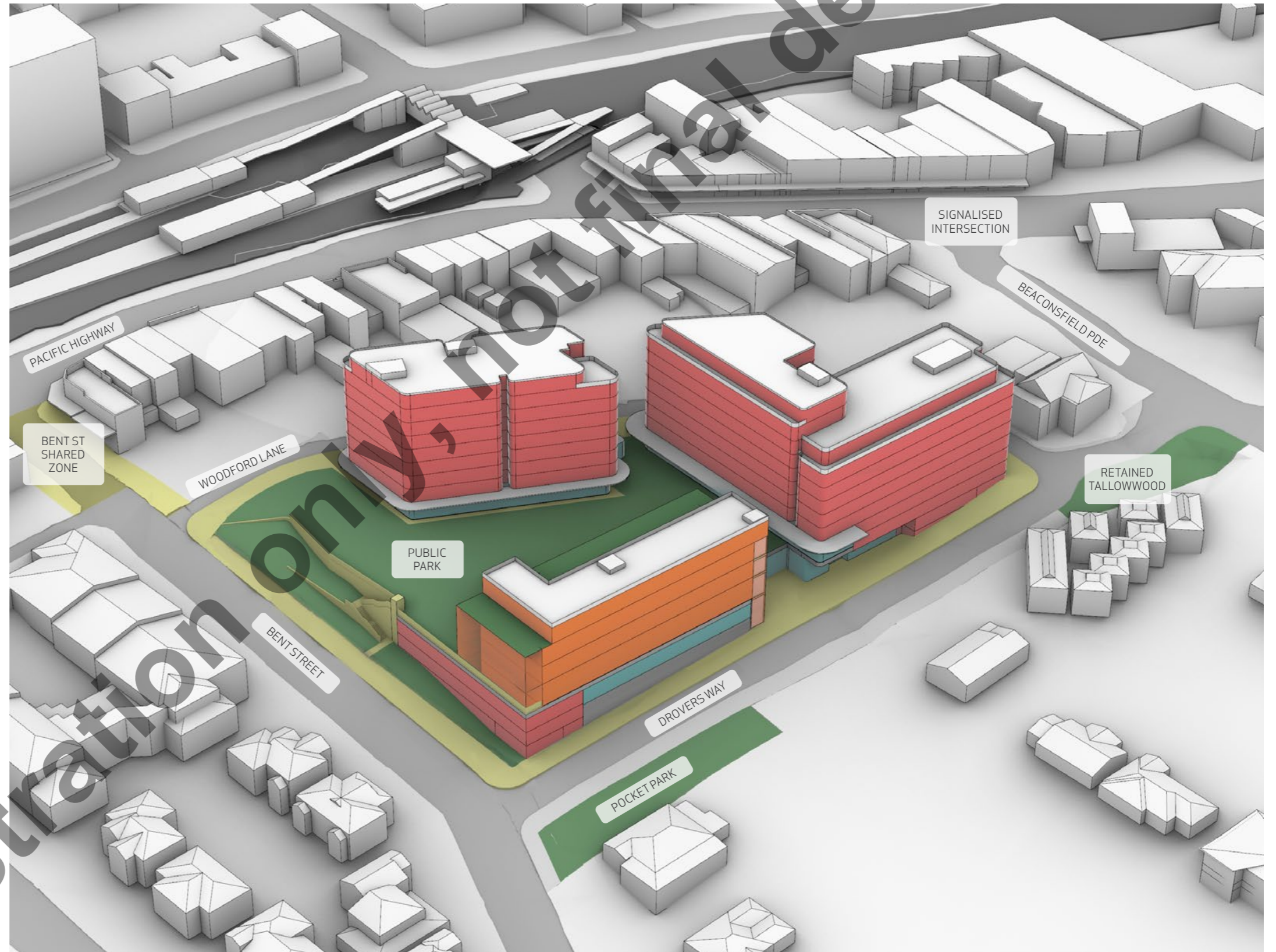
All building frontages that directly face onto the public spaces are to be provided with active retail or community tenancies. Woodford Lane frontages are also to be largely occupied by active retail frontage, as well as contributory residential.

The three main buildings sit on a podium which contains a full line supermarket and specialty retail accessed by vertical circulation from the park level and directly accessed from Drovers Way.

Four levels of basement parking are located underneath the podium's retail level. This includes the servicing for all uses - retail, commuter, community and residential.

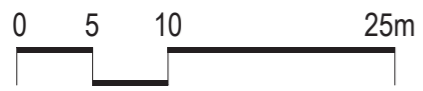
The northern frontage of the podium/partial basement is concealed by perimeter townhouse sleeving. These provide contributory residential frontages that correspond with the character of the rest of Bent St.

- LIBRARY/COMMUNITY/CHILD CARE
- RETAIL
- RESIDENTIAL



MASTER PLAN CHARACTER: PUBLIC OPEN SPACES

The arrangement of the public realm will capitalise on the community facilities and new retail offering to ensure activity and surveillance to public spaces, with key active frontages to the park and Woodford Lane.



ROOF PLAN
1:500 @ A3

MASTER PLAN CHARACTER: PUBLIC OPEN SPACES CENTRAL LAWN



DESIGN APPROACH

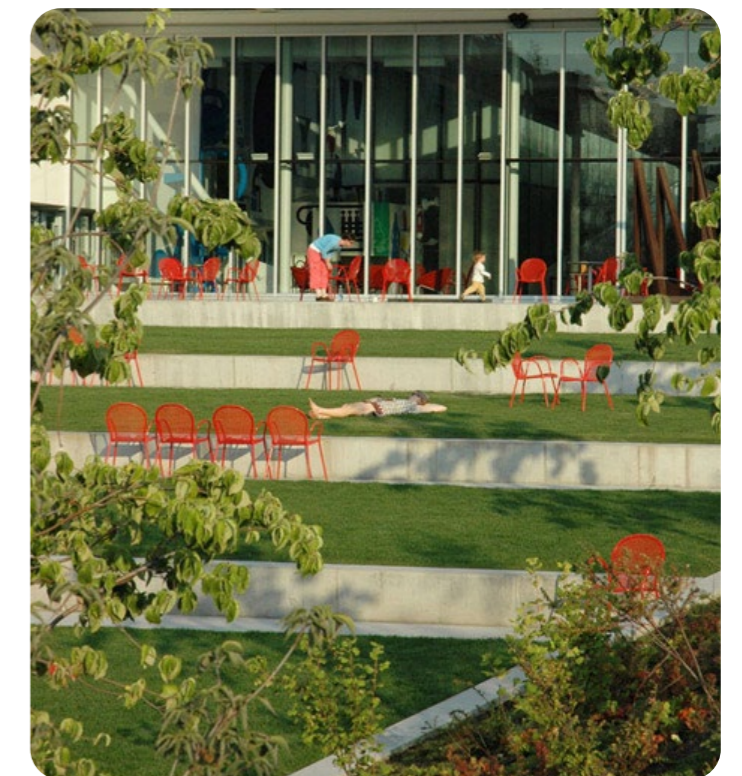
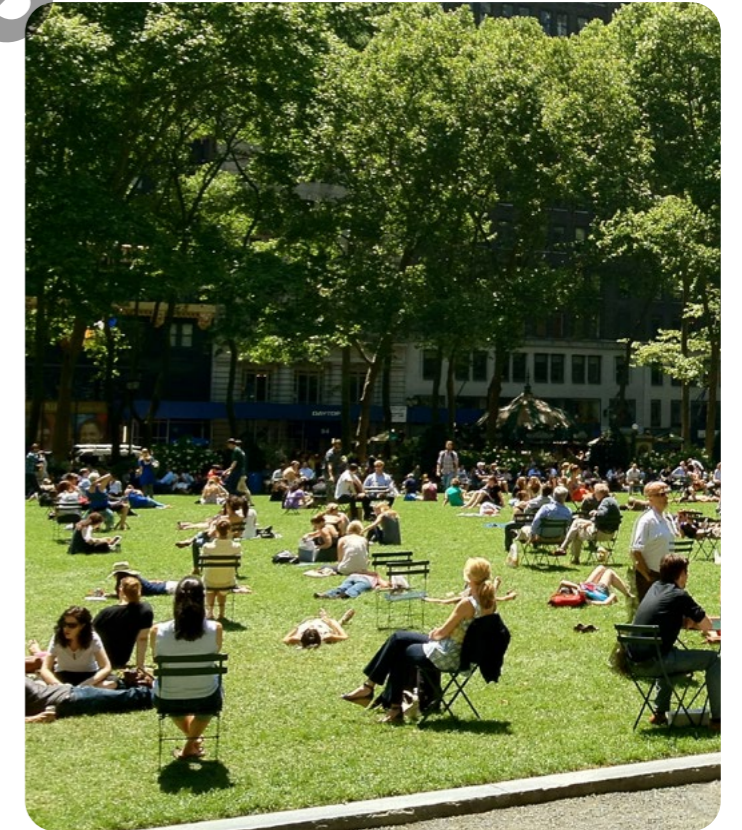
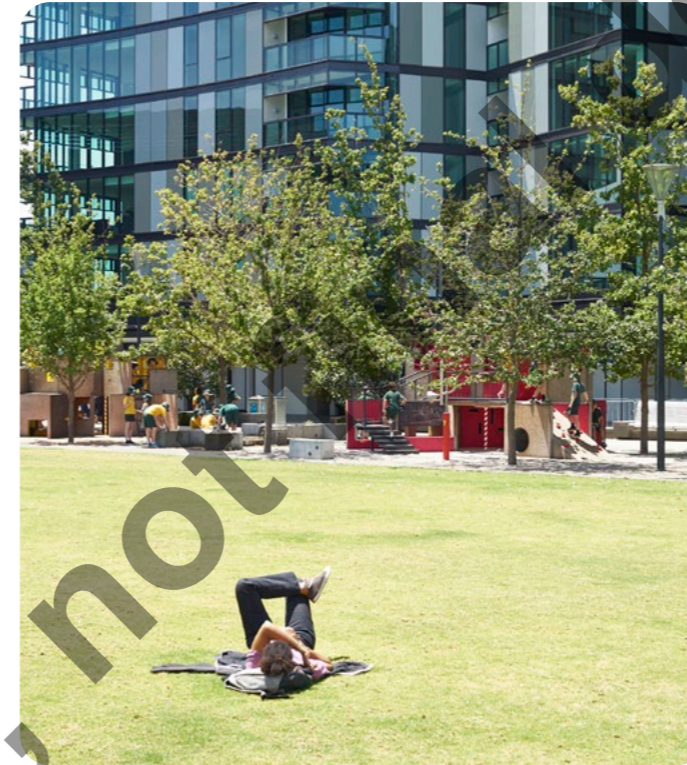
The central lawn within the park provides a sunny space for informal recreation and gathering as well as a canvas for larger community events. The lawn is set down from the surrounding park and pathways by approx. 500mm in order to provide a gently sloped bank to the northern edge and seating steps along the east and west sides of the lawn. The plaza provides a focal point to the south, where it may be adapted as a stage facing out across the open lawn. The lawn and surrounding planting will be watered with an automatic irrigation system.

Both park and plaza will be available for public events, benefiting from the adjoining community, library and retail facilities.

Pedestrian access to public toilets will be provided, either separate to or within the retail centre. Access to the retail goods lift will also be provided by appointment, to provide support for events.

MATERIALITY AND ELEMENTS

- High quality, well maintained lawn area that can withstand regular use for informal recreation and events
- Stepped edges to be constructed out of stone or class 2 concrete. The lawn edge shall include planting and trees at the adjacent terrace level, seating opportunities and steps to the lawn.
- Lighting design to permit and encourage 18-hour use of the park.



MASTER PLAN CHARACTER: PUBLIC OPEN SPACES PLAYGROUND



DESIGN APPROACH

The new playground will provide play opportunities for younger children, with a focus on native planting and trees and other natural elements along with custom sculptural play elements in preference to off-the-shelf playground equipment.

The location of the playground adjacent outdoor dining allows for parents to enjoy a coffee or catch up with friends while supervising their children in a safe location.

The playground will be designed to be an inclusive space for children of all ages and abilities, meeting the NSW Government's *Everyone Can Play* Guidelines.

MATERIALITY AND ELEMENTS

- The ground plane may consist of a variety of materials include natural stone, concrete, formed rubber soft-fall, sand and mulch that provide texture and interest throughout the playground while blending in to the natural palette of the local area.
- Play elements, including seamlessly integrated items such as mounded soft-fall, stepping stones and climbing nets as well as larger fort or tower structure, swings and slides that can be nestled into the playground environment. Off the shelf and overly themed play items should only be used if they are a small component of the overall play environment. Play elements should encourage imaginative play for infants and young children of all abilities.
- Shade is to be provided across the playground by shade sails or other designed shade structures, for as long as it takes until the surrounding trees have matured to a sufficient size to provide shade to the play space.
- Seating for parents and carers is to be incorporated into the edges of the playground.
- Fencing is to be provided where there is a safety risk. Fencing should be designed as part of the playground aesthetic and be hidden within planting where possible.
- Robust native trees and planting to be used throughout the playground to define spaces and provide additional interest and texture.



MASTER PLAN CHARACTER: PUBLIC OPEN SPACES PLAZA



- 1. Drovers Way entry plaza
- 2. Central plaza
- 3. Pedestrian link

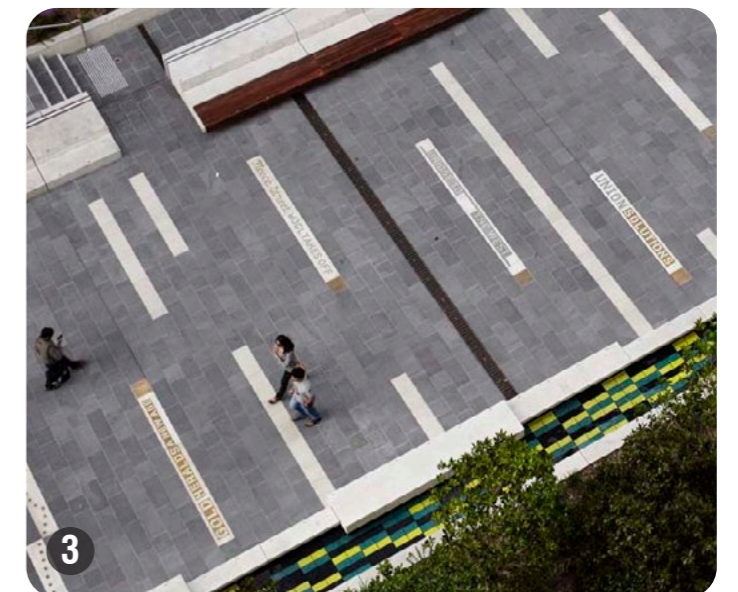
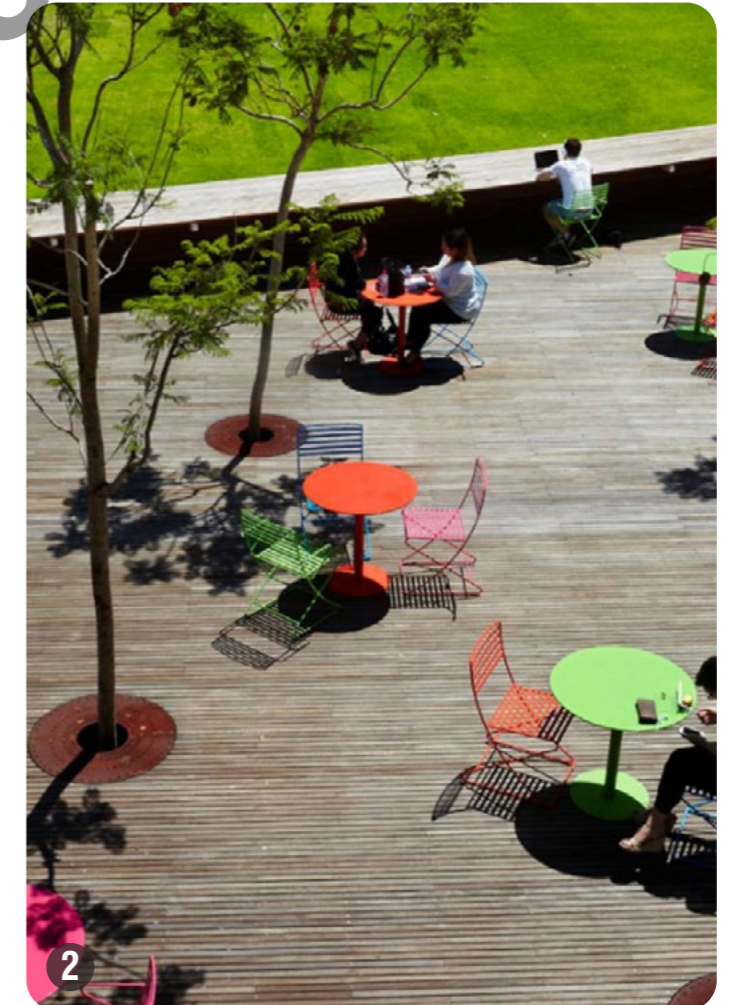
DESIGN APPROACH

The central plaza provides a shaded urban space in the centre of the precinct with opportunities for movable furniture and outdoor dining. This hard space also provides the flexibility for performances and stalls during programmed events. The plaza space continues between the buildings to the east as a generous pedestrian through site link, with opportunity for seating and a retail kiosk.

At the lower level, the Drovers Way entry plaza provides an inviting entry space to the lower level retail as well as public stair access to the upper level and park.

MATERIALITY AND ELEMENTS

- All plaza areas to have high quality and robust surface treatments of stone unit paving. Changes in textures, patterns and sizes may be used, as well as timber decking in specific locations, in order to define the plaza spaces within the precinct.
- Formal arrangements of trees and planting with sight lines maintained across the site.
- A combination of fixed and moveable furniture to provide flexibility of use.



MASTER PLAN CHARACTER: PUBLIC OPEN SPACES DROVERS WAY POCKET PARK



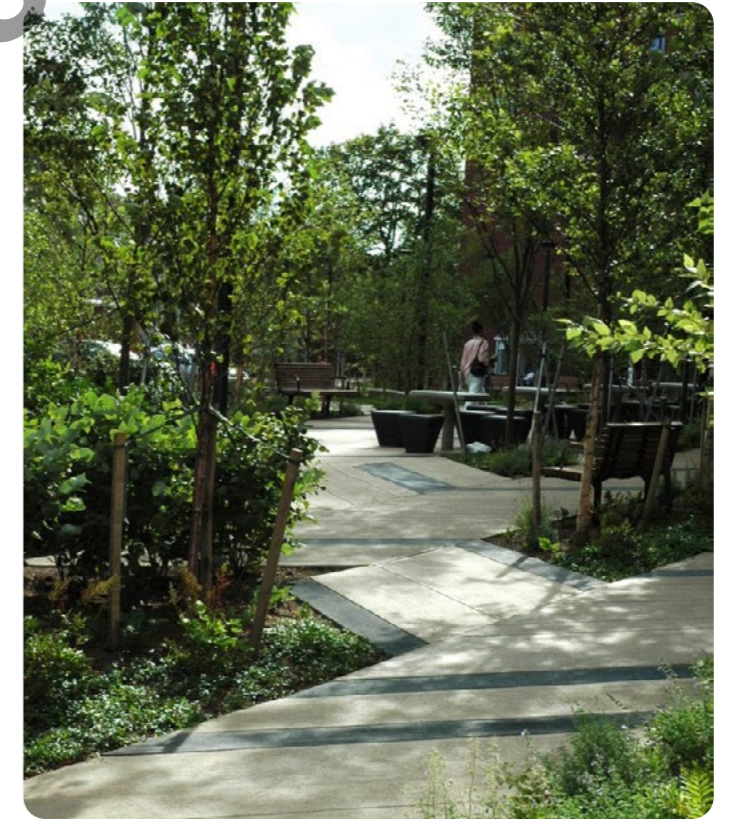
DESIGN APPROACH

A pocket park adjacent Drovers Way will provide an intimate native garden between the hub and existing Bent Street houses. The park will include a path and seating amongst indigenous plant and tree species that will provide additional biodiversity, native habitat and visual amenity to the overall development site.

Tree species are to be planted from seed collected from the existing site with an overall focus on providing vegetation from the endangered Sydney Turpentine-Ironbark Forest ecological community.

MATERIALITY AND ELEMENTS

- Local plant species and canopy trees to cover the extents of the pocket park.
- Permeable gravel pathway through the garden.
- Informal seating areas with arm rests and backs.



MASTER PLAN CHARACTER: PUBLIC OPEN SPACES

PLANTING STRATEGY

The planting strategy for the public domain emphasises a native palette in keeping with the local character, with the addition of exotic species for colour and winter sun as the planting progresses into the centre of the site.

The following pages provide a list of indicative planting species that should be expanded on in the detailed design of the public domain.

PLANTING ZONES



1. Drovers Way
2. Woodford Lane
3. Entry garden
4. Playground
5. Bent Street terraces
6. Central lawn
7. Central Plaza
8. Bent Street pedestrian plaza
9. Native Garden

LINDFIELD VILLAGE HUB - INDICATIVE PLANTING SCHEDULE									
AREA	BOTANIC NAME	COMMON NAME	CONTAINER SIZE	INSTALLATION MIN HEIGHT	INSTALLATION MIN SPREAD	MATURE SIZE (HxW)	DENSITY /SQ.M	% IN MIX	INDICATIVE QUANTITY
Zone 1 DROVERS WAY									
Trees									
	<i>Waterhousia floribunda</i>	Weeping Lillypilly	1000L	4.8m	1.6m	20 x 15m	As shown	n/a	16
Zone 2 WOODFORD LANE									
Trees									
	<i>Flindersia australis</i>	Crows Ash	800L	3.6m	1.6m	20 x 15m	As shown	n/a	21
Zone 3 ENTRY GARDEN									
Trees									
	<i>Corymbia eximia</i>	Yellow Bloodwood	200L	2.8m	1.2m	20 x 15m	As shown	n/a	3
	<i>Corymbia gummifera</i>	Red Bloodwood	200L	2.8m	1.2m	20 x 15m	As shown	n/a	4
	<i>Harpulia pendula</i>	Tulipwood	1000L	3.8m	1.8m	8 x 12m	As shown	n/a	6
Planting Mix									
	<i>Anigozanthos hybrid 'Amber Velvet'</i>	Velvet Kangaroo Paw	200mm	250mm	150mm	0.4 x 0.5m	6	15%	162
	<i>Doryanthes excelsa</i>	Gynea Lily	45L	450mm	300mm	2.0 x 1.2m	4	5%	36
	<i>Grevillea Robyn Gordon</i>	Red Grevillea	300mm	250mm	200mm	0.5 x 0.5m	6	10%	108
	<i>Lomandra 'Little Con'</i>	Lomandra cultivar	150mm	250mm	150mm	0.3 x 0.3	8	10%	144
	<i>Poa labillardieri</i>	Tussock Grass	150mm	250mm	150mm	0.5 x 0.5m	6	20%	216
	<i>Grevillea lanigera</i>	Woolly Grevillea	150mm	250mm	150mm	0.8 x 1.0m	4	15%	108
	<i>Westringia fruticosa 'Mundi'</i>	Coastal Rosemary	300mm	250mm	200mm	1 x 1m	4	25%	180
Zone 4 PLAYGROUND									
Trees									
	<i>Backhousia citriodora</i>	Lemon Scented Myrtle	400L	3.2m	1.2m	6 x 4m	As shown	n/a	8
	<i>Buckinghamia cellisisma</i>	Ivory Curl	400L	3.2m	1.2m	5 x 3m	As shown	n/a	10
	<i>Pyrus calleryana 'Chanticleer'</i>	Callery Pear	1000L	4.8m	1.8m	10 x 15m	As shown	n/a	4
Planting Mix									
	<i>Acacia cognata 'Limelight'</i>	Bower Wattle	300mm	200mm	200mm	0.4 x 0.4m	6	10%	144
	<i>Alternanthera dentata</i>	Alternanthera	150mm	200mm	150mm	0.3 x 1.5m	4	5%	48
	<i>Dietes grandiflora</i>	Fairy Iris	200mm	200mm	150mm	0.5 x 0.8m	6	5%	29
	<i>Grevillea lanigera</i>	Woolly Grevillea	200mm	200mm	150mm	0.5 x 0.5m	4	5%	48
	<i>Lomandra 'Katie Belles'</i>	Lomandra cultivar	150mm	150mm	150mm	0.3 x 0.3m	8	20%	152
	<i>Myoporum parvifolium 'Yareena'</i>	Myoporum cultivar	150mm	150mm	150mm	0.3 x 1.0m	5	20%	95
	<i>Pennisetum alopecuroides 'Nafray'</i>	Dwarf fountain grass	150mm	200mm	150mm	0.5 x 0.5m	8	15%	114
	<i>Nandina domestica 'Obsession'</i>	Nandina cultivar	150mm	200mm	150mm	1.0 x 1.0m	6	10%	57
	<i>Trachelospermum jasminoides</i>	Star Jasmine	150mm	350mm	150mm	0.3 x 1.0m	4	10%	38
Zone 5 BENT STREET TERRACES									
Trees									
	<i>Harpulia pendula</i>	Tulipwood	1000L	3.8m	1.8m	8 x 12m	As shown	n/a	6
	<i>Jacaranda mimosifolia</i>	Jacaranda	800L	3.6m	1.8m	12 x 7m	As shown	n/a	4
Feature Shrubs									
	<i>Doryanthes excelsa</i>	Gynea lily	45L	450mm	300mm	2.0 x 1.2m	As shown	n/a	6
Planting Mix (Medium)									
	<i>Acacia cognata 'Limelight'</i>	Bower Wattle	300mm	300mm	200mm	0.4 x 0.4m	4	10%	96
	<i>Callistemon 'Little John'</i>	Callistemon	300mm	450mm	200mm	1.2 x 1.5m	4	25%	240
	<i>Correa alba</i>	White Correa	150mm	200mm	150mm	0.5 x 0.5m	2	10%	48
	<i>Pennisetum alopecuroides 'Purple Lea'</i>	Purple Fountain Grass	150mm	200mm	150mm	0.5 x 0.5m	8	20%	384
	<i>Grevillea 'Ivanhoe'</i>	Grevillea 'Ivanhoe'	300mm	300mm	200mm	1.2 x 1.5m	2	10%	48
	<i>Grevillea rhyaltica x juniperina</i>	Grevillea Cherry Cluster	150mm	200mm	150mm	0.5 x 0.8m	4	15%	144
	<i>Callistemon viminalis 'Slim'</i>	Callistemon cultivar	300mm	300mm	200mm	1.3m x 3m	2	10%	48
Planting Mix (Small)									
	<i>Alternanthera dentata</i>	Alternanthera	150mm	200mm	150mm	0.3 x 1.5m	4	5%	48
	<i>Grevillea poorinda 'Royal Mantle'</i>	Grevillea Royal Mantle	150mm	100mm	150mm	0.3 x 1.0m	4	15%	144
	<i>Grevillea 'Gaudichaudii'</i>	Prostrate Grevillea	150mm	100mm	150mm	0.3 x 3.0m	5	15%	180
	<i>Hardenbergia violacea 'Meema'</i>	Happy Wanderer	150mm	200mm	150mm	0.5 x 1.5m	3	20%	144
	<i>Hibbertia scandens</i>	Snake Vine	150mm	200mm	150mm	0.3x1.0m	5	10%	120
	<i>Myoporum parvifolium 'Yareena'</i>	Myoporum cultivar	150mm	150mm	150mm	0.3 x 1.0m	5	15%	180
	<i>Nandina domestica 'Obsession'</i>	Nandina cultivar	200mm	200mm	150mm	1.0 x 1.0m	6	10%	57
	<i>Trachelospermum jasminoides</i>	Star Jasmine	150mm	200mm	150mm	0.3 x 1.0m	4	10%	96



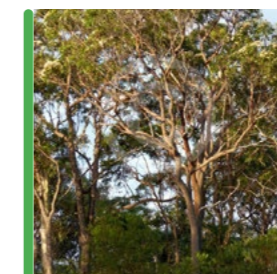
Waterhousia floribunda



Flindersia australis



Corymbia eximia



Corymbia gummifera



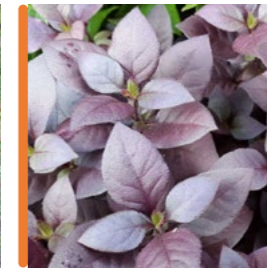
Westringia fruticosa 'Mundi'



Buckinghamia cellisisma



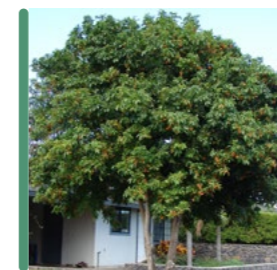
Grevillea lanigera



Alternanthera dentata 'Little Ruby'



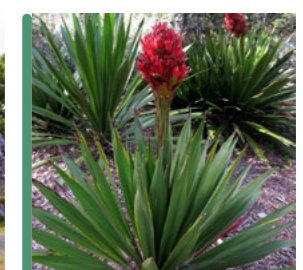
Pennisetum alopecuroides 'Nafray'



Harpullia pendula



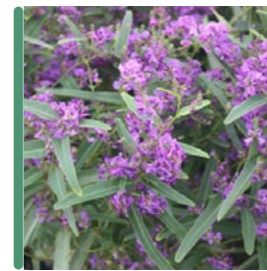
Jacaranda mimosifolia



Doryanthes excelsa



Grevillea 'Ivanhoe'



Hardenbergia violacea 'Meema'

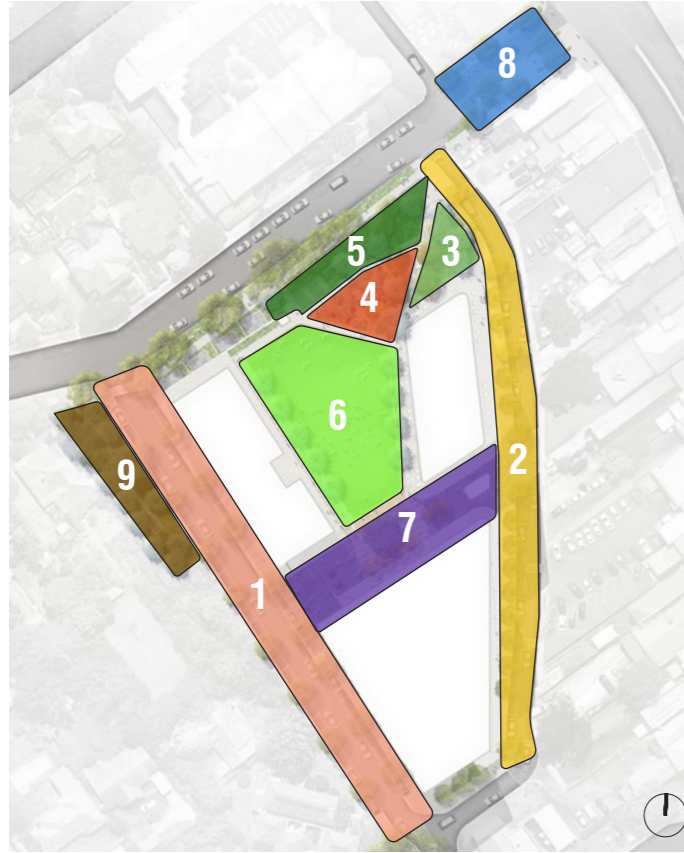


Trachelospermum jasminoides

MASTER PLAN CHARACTER: PUBLIC OPEN SPACES

PLANTING STRATEGY

PLANTING ZONES



1. Drovers Way
2. Woodford Lane
3. Entry garden
4. Playground
5. Bent Street terraces
6. Central lawn
7. Central Plaza
8. Bent Street pedestrian plaza
9. Pocket Park

LINDFIELD VILLAGE HUB - INDICATIVE PLANTING SCHEDULE									
AREA	BOTANIC NAME	COMMON NAME	CONTAINER SIZE	INSTALLATION MIN HEIGHT	INSTALLATION MIN SPREAD	MATURE SIZE (HxW)	DENSITY /SQ.M	% IN MIX	INDICATIVE QUANTITY
Zone 6 CENTRAL LAWN									
Trees									
	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	1000L	3.8m	1.8m	14 x 10m	As shown	n/a	10
Groundcovers Planting Mix									
	<i>Trachelospermum jasminoides</i>	Star Jasmine	200mm	350mm	150mm	0.3 x 1.0m	4	100%	120
Zone 7 CENTRAL PLAZA									
Trees									
	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	800L	3.8m	1.5m	12 x 6m	As shown	n/a	6
	<i>Quercus palustris</i> 'Freefall'	Pin Oak	1000L	4.8m	2.8m	10 x 7m	As shown	n/a	1
Planting Mix (Medium)									
	<i>Alternanthera dentata</i>	Alternanthera	150mm	200mm	150mm	0.3 x 1.5m	4	15%	30
	<i>Clivia miniata</i>	Clivia	200mm	350mm	150mm	1.0 x 1.0m	4	15%	30
	<i>Kalanchoe argyralis</i> 'Copper Spoons'	Copper Spoon	150mm	100mm	100mm	0.3 x 0.3m	6	5%	15
	<i>Myoporum parvifolium</i> 'Yareena'	Myoporum cultivar	150mm	150mm	150mm	0.3 x 1.0m	5	5%	13
	<i>Nandina domestica</i> 'Obsession'	Nandina cultivar	200mm	200mm	150mm	1.0 x 1.0m	6	10%	30
	<i>Pennisetum alopecuroides</i> 'Purple Lea'	Purple Fountain Grass	150mm	200mm	150mm	0.5 x 0.5m	8	15%	60
	<i>Grevillea rhyolitica</i> x <i>juniperina</i>	Grevillea Cherry Cluster	200mm	450mm	200mm	0.5 x 0.8m	4	15%	30
	<i>Raphiolepis indica</i>	Indian Hawthorn	200mm	450mm	200mm	1.2 x 1.2	2	20%	20
Zone 8 BENT STREET PEDESTRIAN PLAZA									
Trees									
	<i>Platanus x acerifolia</i>	Plane Tree	1000L	4.8m	1.8	20 x 15m	As shown	n/a	6
Planting Mix (Medium)									
	<i>Clivia miniata</i>	Clivia	200mm	350mm	150mm	1.0 x 1.0m	4	10%	16
	<i>Kalanchoe argyralis</i> 'Copper Spoons'	Copper Spoon	150mm	100mm	100mm	0.3 x 0.3m	6	5%	12
	<i>Nandina domestica</i> 'Obsession'	Nandina cultivar	200mm	200mm	150mm	1.0 x 1.0m	6	10%	24
	<i>Pennisetum alopecuroides</i> 'Purple Lea'	Purple Fountain Grass	150mm	200mm	150mm	0.5 x 0.5m	8	20%	64
	<i>Grevillea rhyolitica</i> x <i>juniperina</i>	Grevillea Cherry Cluster	200mm	450mm	200mm	0.5 x 0.8m	4	15%	24
	<i>Raphiolepis indica</i>	Indian Hawthorn	200mm	450mm	200mm	1.2 x 1.2	2	15%	12
	<i>Trachelospermum jasminoides</i>	Star Jasmine	150mm	200mm	150mm	0.3 x 1.0m	4	25%	30
Zone 9 POCKET PARK									
Trees									
	<i>Eucalyptus saligna</i>	Sydney Blue Gum	1000L	4.2m	1.8m	15 x 10m	As shown	n/a	4
	<i>Eucalyptus pilularis</i>	Blackbutt	800L	3.8m	1.8m	15 x 10m	As shown	n/a	6
	<i>Syncarpia glomulifera</i>	Turpentine	400L	2.8m	1.6m	15 x 10m	As shown	n/a	8
	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	200L	2.8m	1.6m	8 x 4m	As shown	n/a	4
Planting Mix - Back of Border									
	<i>Acacia myrtifolia</i>	Myrtle Wattle	150mm	20mm	150mm	1.0 x 1.0m	4	20%	168
	<i>Grevillea linearifolia</i>	Spider Flower	200mm	450mm	150mm	0.3 x 1.0m	3	25%	158
	<i>Indigofera australis</i>	Native Indigo	300mm	650mm	450mm	1.0 x 1.0m	3	25%	135
	<i>Leptospermum polygalifolium</i>	Yellow Tea-Tree	200mm	650mm	450mm	1.0 x 1.0m	4	20%	168
	<i>Zieria smithii</i>	Sandfly Zieria	150mm	100mm	150mm	0.2 x 0.8m	8	10%	144
Planting Mix - Front of Border									
	<i>Dianella caerulea</i>	Blue Flax Lily	150mm	100mm	150mm	0.5 x 0.5m	5	10%	90
	<i>Dianella revoluta</i>	Blue Flax Lily	150mm	100mm	150mm	0.5 x 0.5m	5	10%	90
	<i>Hardenbergia violacea</i>	Happy Wanderer	150mm	100mm	150mm	0.2 x 0.8m	8	10%	144
	<i>Hibbertia scandens</i>	Snake Vine	150mm	100mm	150mm	0.4 x 1.0m	5	10%	105
	<i>Indigofera australis</i>	Native Indigo	200mm	650mm	450mm	1.0 x 1.0m	3	25%	135
	<i>Grevillea linearifolia</i>	Spider Flower	200mm	450mm	200mm	0.3 x 1.0m	3	25%	158
	<i>Lomandra longifolia</i>	Basket Grass	150mm	150mm	150mm	0.3 x 0.3m	8	10%	144



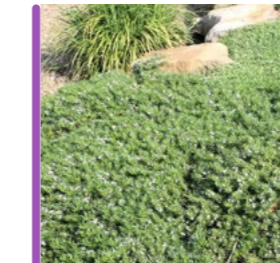
Zelkova serrata 'Green Vase'



Brachychiton acerifolius



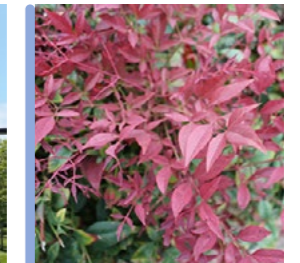
Quercus palustris 'Freefall'



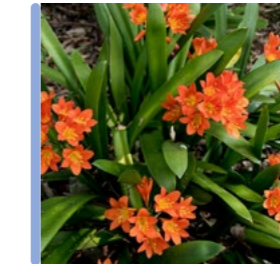
Myoporum parvifolium 'Yareena'



Platanus x acerifolia



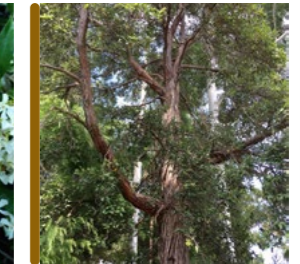
Nandina domestica 'Obsession'



Clivia miniata



Trachelospermum jasminoides



Syncarpia glomulifera



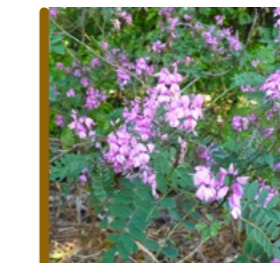
Elaeocarpus reticulatus



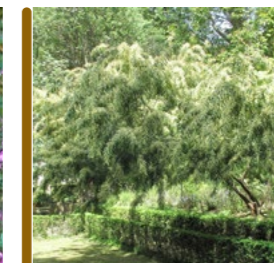
Acacia myrtifolia



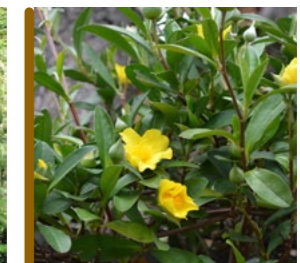
Grevillea linearifolia



Indigofera australis



Acacia floribunda



Hibbertia scandens

MASTER PLAN CHARACTER: PUBLIC OPEN SPACES PUBLIC DOMAIN OVERLAYS

PUBLIC ART / INTERPRETATION

Public art is to be integrated with a site-wide approach incorporating the strategies below, and aligned with the Ku-ring-gai Council Public Art Policy. This framework will encourage cultural and creative activities as well as permanent and temporary public art installations.

Strategies:

- Provide permanent public artworks that reinforce the unique identity of Lindfield and complement the pedestrian environment. Opportunities for art integration include sculptural play elements, interpretive paving inlays and murals.
- Encourage use of temporary art to facilitate a diverse, ephemeral and interactive environment that promotes the flexibility of the various spaces.
- Utilise overlays of informatics to create temporal and ephemeral landscapes within the public realm.
- Encourage the involvement of local and indigenous artists in the delivery of the public art strategy.
- All public art should be site specific and responsive to its location.

SIGNAGE AND WAYFINDING

A strategic approach to branding for the Village Hub is required. A leading wayfinding specialist should be engaged to lead the wayfinding and signage design. As well as wayfinding for the site, a wayfinding strategy will be developed for motorists and delivery vehicles within a 1km radius.

Strategies:

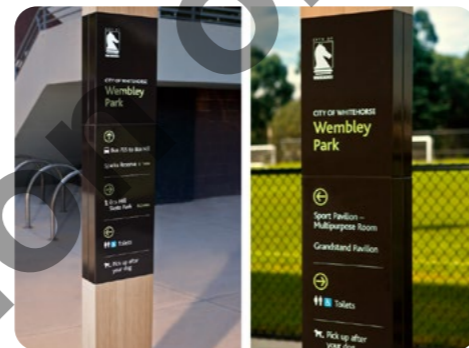
- Address the requirements of pedestrians - be they visitors, residents or staff - as well as motorists and delivery vehicles arriving at or departing from the site.
- Identify all entry points to the site and include basic information and directions, without over cluttering the site.
- Contribute to the coherence of the overall Lindfield Local Centre, identifying routes towards the Highway/Station/Post Office/etc.
- Be in a visual style that compliments the architecture and landscape elements of the site and may include a mixture of stand-alone panels and signage integrated into the built form.
- Provide equal or greater emphasis on public facilities compared to retail.
- Limit developer and retail advertising (not including shopfront signage).
- Provide current community information such as upcoming events at the Hub.

LIGHTING

Lighting across the hub is to be both functional and aesthetic. A mixture of pole, building and feature lighting will emphasise the key public domain elements and highlight the night-time uses of the hub.

Strategies:

- Ensure lighting provides for the safe movement of vehicles and pedestrians through the site at night.
- Curate lighting to reflect a relaxed and social night-time environment.
- Highlight landscape elements such as seating and trees.
- Utilise building-mounted and awning lighting to reduce the need for lighting fixtures cluttering the public domain.
- Avoid excessive light spill upwards and to adjacent properties.
- Allow for the introduction of additional temporary lighting at events as required.



MASTER PLAN CHARACTER: STREETS

WOODFORD LANE



- 1. Shaded seating area
- 2. Urban laneway

DESIGN APPROACH

Woodford Lane becomes a new destination street for the area with outdoor dining, retail frontages and residential lobby entries facing onto a pedestrian-prioritised 'shared zone' laneway environment. Wide footpaths, wide planting, kerbside 'trophy' parking, and curbless streets will be provided.

At the northern end, a shaded seating area forms the entry to the park from the intersection with Bent Street, with a native planting palette, large canopy trees and intimate seating areas.

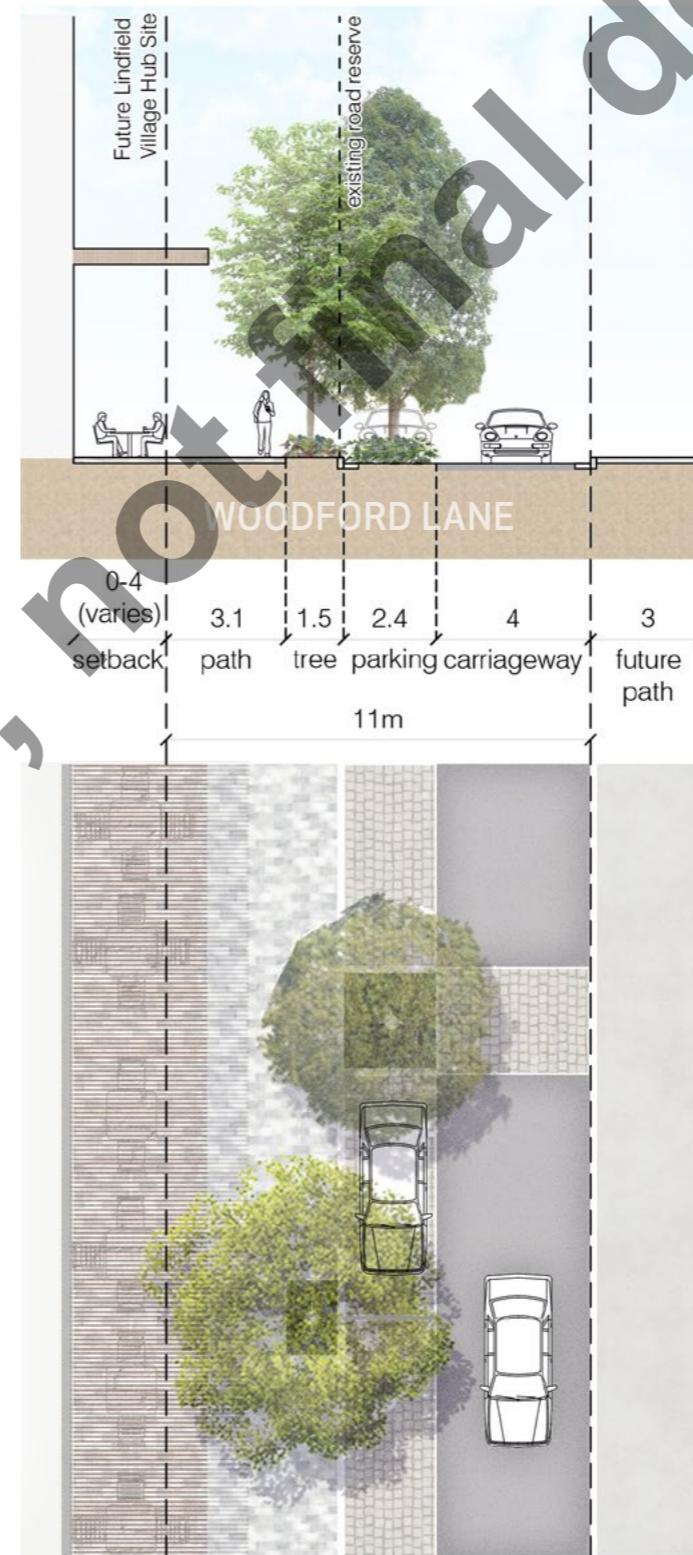
MATERIALITY AND ELEMENTS

Shaded seating area:

- Native planting and canopy trees.
- Exposed aggregate concrete pathways.
- Custom seating with arm rests and backs built into low walls.

Laneway:

- Unit paved footpath adjacent the building for pedestrian movement and outdoor dining.
- Tree / path zone with planted tree pits as well as raised pots.
- Tree/ parking zone to one side with planted tree pits
- Unit paving for parking spaces and in bands across the asphalt carriageway
- Paved raised pedestrian crossing at key pedestrian link location.
- Provision for Kiss and Ride, ride-share and taxi pickup.



MASTER PLAN CHARACTER: STREETS

DROVERS WAY



- 1. Pocket Park
- 2. Retail & Plaza Entry
- 3. Existing tallowwood tree to be retained

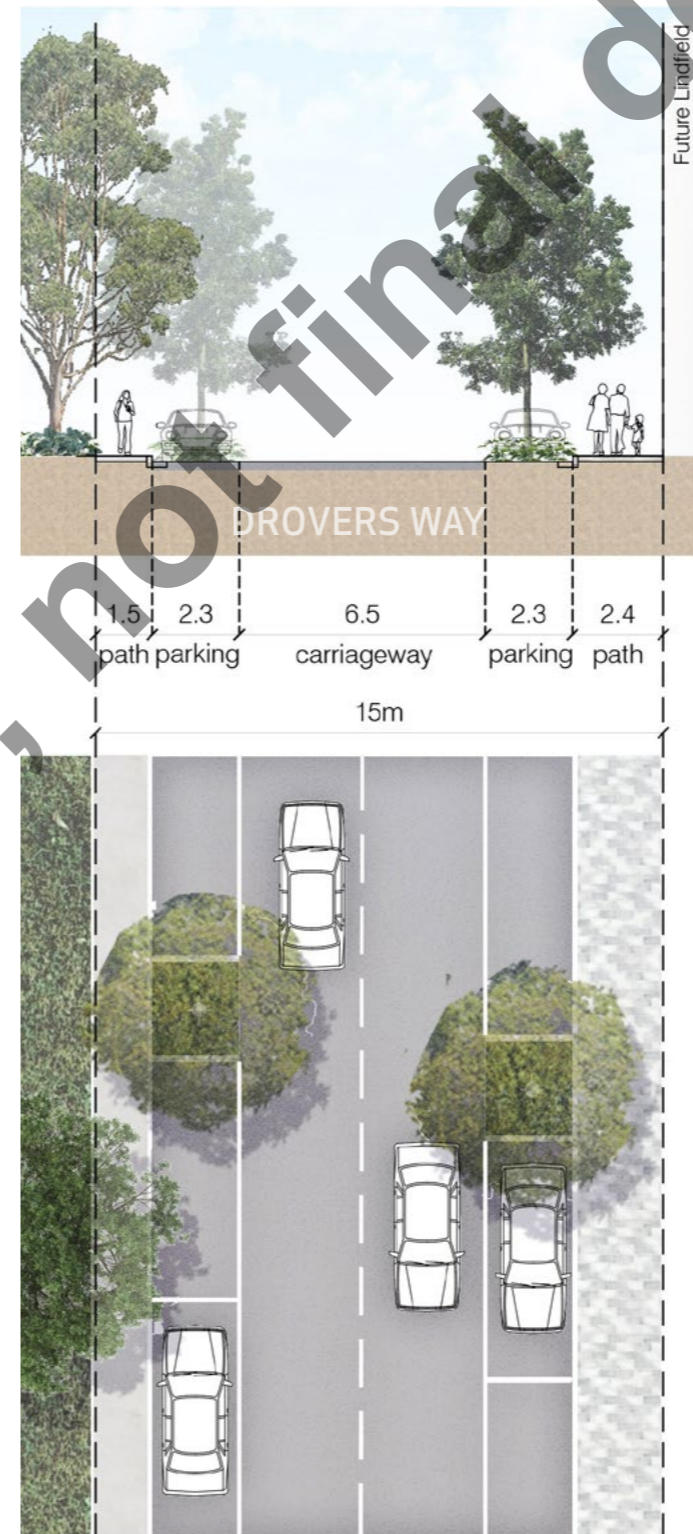
DESIGN APPROACH

Drovers Way becomes a well defined street providing a new frontage to residential lots to the west and the village hub to the east. Drovers Way provides the main access to basement parking and loading for the hub, and will provide room for bus lay-by, covered drop-off/pick-up areas, and through site traffic. However, it will also be activated by residential terrace frontages, apartment lobbies and access to the retail levels.

MATERIALITY AND ELEMENTS

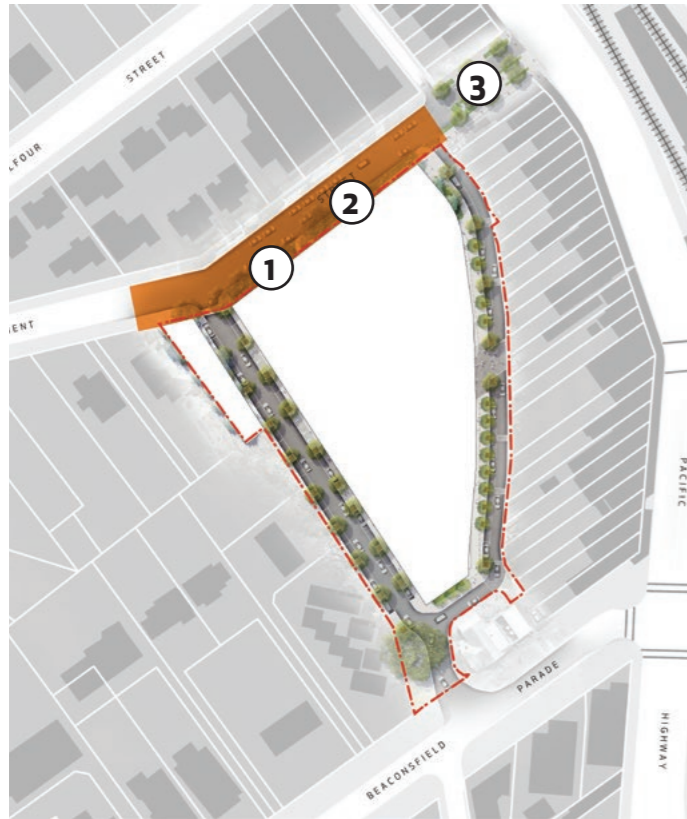
Local street:

- 1.5m concrete pathway to the west.
- 2.3m parking / street tree zone to either side of the carriageway with planted tree pits.
- 2.4m unit paved footpath to the east.



MASTER PLAN CHARACTER: STREETS

BENT STREET



1. Private residential courtyards
2. Terraced landscape with stair & lift access
3. Bent Street Shared Zone (see following page)

DESIGN APPROACH

The configuration of Bent Street remains largely the same, with existing street trees retained within the verge, driveways removed, parking formalised and a 1.8m pathway installed along the southern side of the street.

The frontage to Bent Street includes private residential courtyards closer to Drivers Way, and landscaped terraces with stair access towards Woodford Lane. These terraces will create a green edge along Bent Street with significant native planting.

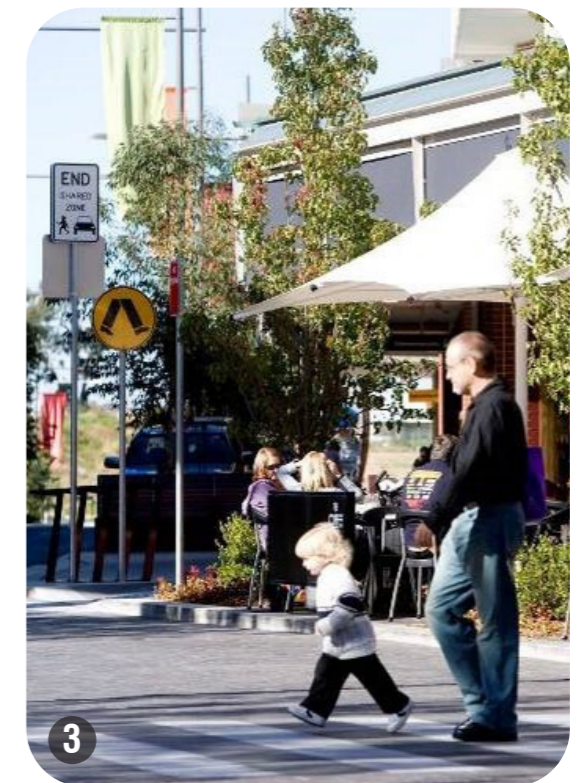
MATERIALITY AND ELEMENTS

Terraced landscape:

- Native planting and canopy trees. Planting to be graded at a maximum of 1:3 and include a variety of heights and forms in order to reduce the visual impact of the retaining walls.
- Stair access from Bent Street to the park. The stairs are to be integrated with retaining walls to form a series of planted terraces along this frontage.
- Retaining walls are to be clad in sandstone to reflect the local character of the area.
- Balustrades and handrails are to be provided as required and designed to minimise their visual impact.



Figure 01: Bent Street Site Section



MASTER PLAN CHARACTER: STREETS BENT STREET SHARED ZONE

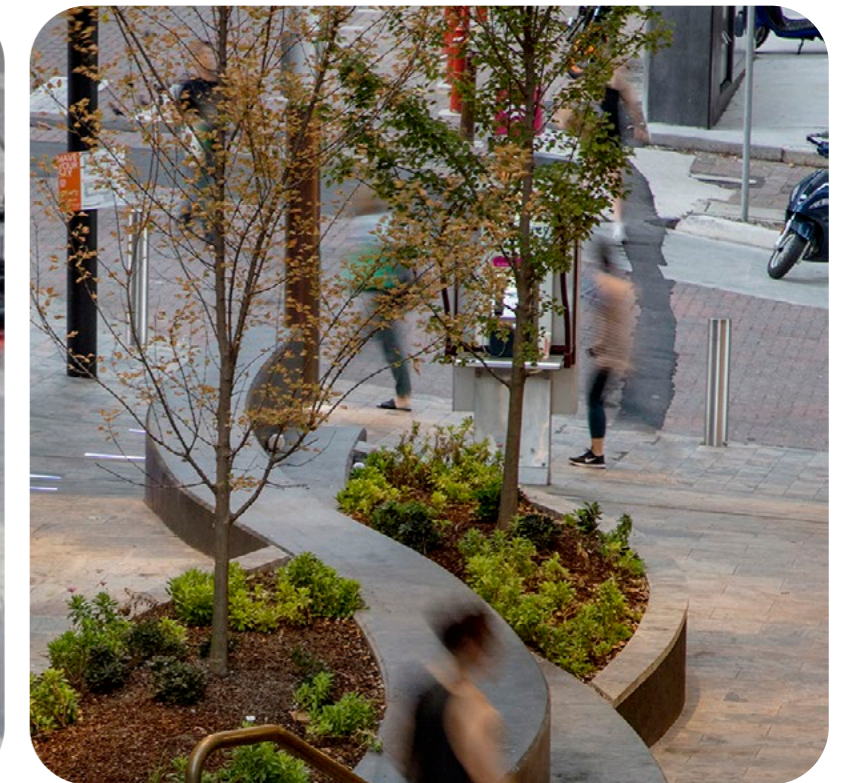


DESIGN APPROACH

It is proposed that Bent Street between Pacific Hwy and Bent Lane be turned into a shared zone, where pedestrians are prioritised. This will improve pedestrian connectivity between the Hub and the rest of the Local Centre. Through-traffic will be made one-way, with no left turns allowed from the Pacific Highway into Bent St.

MATERIALITY AND ELEMENTS

- Clear and accessible paths of travel to be provided across the plaza in unit paving.
- Existing trees to be retained and supplemented with additional trees to provide shade and amenity.
- Low level planting to provide amenity and define spaces/walkways.
- Seating to be integrated into the plaza space.



MASTER PLAN CHARACTER: STREETS

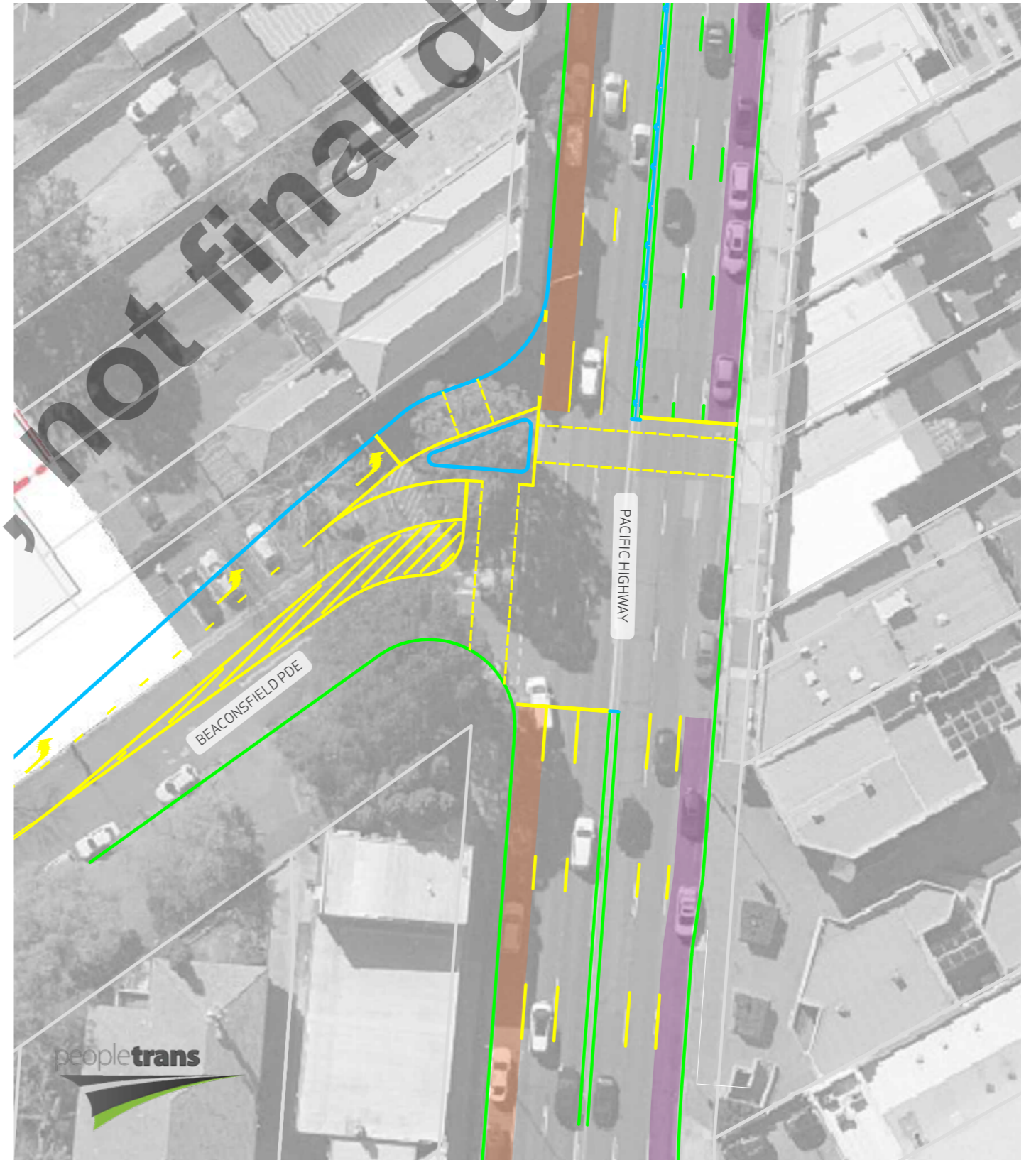
SIGNALISED INTERSECTION AT BEACONSFIELD & PACIFIC



DESIGN APPROACH

It is proposed that a new signalised intersection be provided where Beaconsfield Pde meets Pacific Highway. An indicative sketch design was prepared by PeopleTrans Traffic Engineering and Transport Planning. It shows:

- Minimum 3-metre footpath retained on northern side of Beaconsfield Pde.
- One north-south crossing at Beaconsfield Pde, broken by a pedestrian median.
- One east-west crossing on the northern corner of Pacific Highway with Beaconsfield.
- No right turn allowable from Pacific Highway into Beaconsfield Pde.



Intersection design by PeopleTrans

MASTER PLAN CHARACTER: BUILDINGS COMMUNITY BUILDING



DESIGN APPROACH

An integrated facility comprising Library, Community Centre and Child Care that shall be:

- Free standing, highly visible with a civic quality, serving as a local landmark
- Provided with direct and level access to the park, with openings at the ground floor exposing the interior
- Generous balconies and terraces provided to all major Community spaces (ground and upper levels)

DESIGN QUALITY

The Community Building is to achieve excellence in design, quality and sustainability. The building should achieve a minimum 5 star Green Star with a preferred 6 Star Rating.

Materials may include: brick, terracotta, stone (such as sandstone or slate), high-quality metal finishes such as (copper or zinc), timber and glass.

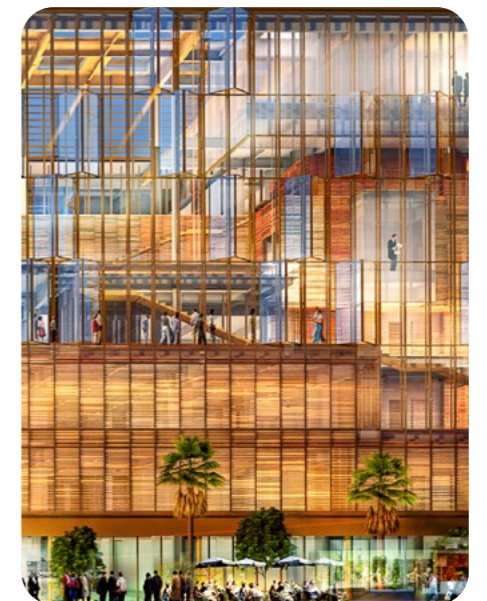
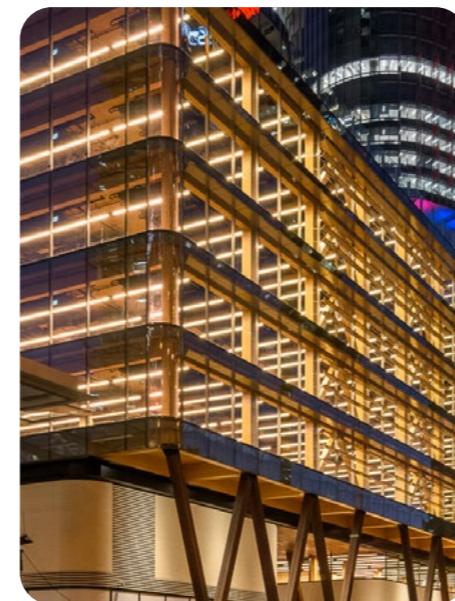
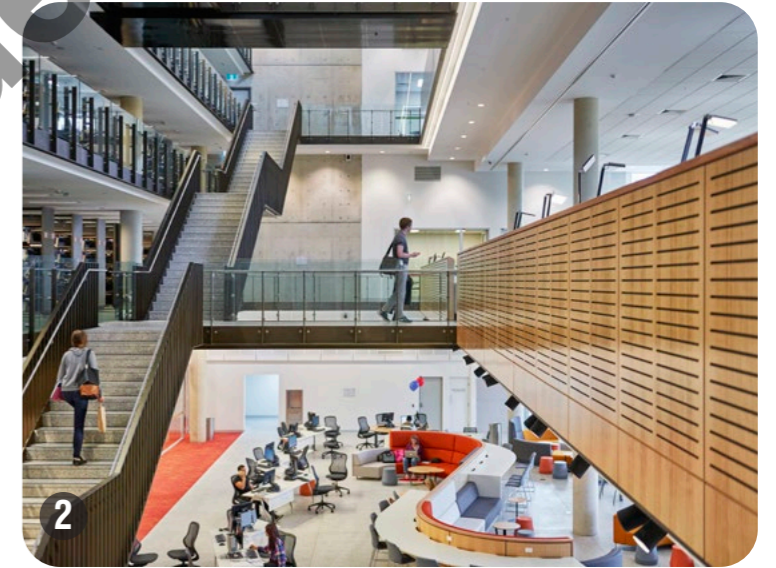
FACADE TREATMENT

The facade design for the landmark community building should demonstrate innovation and architectural design excellence through a balance of aesthetics, sustainability and life cycle cost. The facade design should demonstrate:

- Provision for maximum natural light penetration and access to views for the Centre, whilst also mitigating heat load and reducing glare.
- Maximize surrounding views to the park and local surroundings, and allow maximum appropriate exposure of the interior to passers-by.
- Use robust and durable materials and finishes appropriate to the surrounding area, with facade analysis to demonstrate optimal life cycle cost.
- Incorporate passive solar principles to maximise the use of natural light, ventilation and passive heating and cooling and satisfy a high environmental performance level.

DESIGN REFERENCES

1. Woollahra Library (BVN)
2. WSU Kingswood Campus Library (AJ+C)
3. Library at The Dock (Clare Design + Hayball)



MASTER PLAN CHARACTER: BUILDINGS COMMUNITY AND DINING TERRACES



1. Community terrace
2. Dining terrace

DESIGN APPROACH

The dining terrace to the east and community terrace to the west of the park frame the space and provide seating and activity to the edges of the park. Trees and awnings provide weather protection to outdoor dining and pedestrian footpaths.

The community and dining terraces will have different characters corresponding to their adjacent uses. The seating west of the park will be public and unprogrammed, with individual and group seating areas provided that are shaded by the Library/Community Centre's colonnade. Seating east and south of the park/plaza will be associated with the retail, with chairs and tables provided by food & dining tenants.

MATERIALITY AND ELEMENTS

- Large format stone paving to provide a high quality and urban character.
- Continuous awning to provide weather protection, designed as part of the buildings.
- Moveable furniture is to be provided by tenants and in keeping with the character of the precinct.
- Neither highly contrasting colours and materials nor prominent advertising will be permitted.
- West-facing terraces will be sufficiently shaded, with permanent awnings or operable shading.
- A continuous clear pedestrian pathway of a minimum 1.5m is to be maintained alongside or through areas of outdoor dining and seating.



MASTER PLAN CHARACTER: BUILDINGS GROUND FLOOR RETAIL (EXTERNAL)



DESIGN APPROACH

The retail strip running along the western side of Woodford Lane and extending into the plaza will provide activation and vibrancy along Woodford Lane increasing the specialty retail offering in the village. Continuous awnings provide weather protection to the entries of the retail shopfronts and pedestrian footpaths.

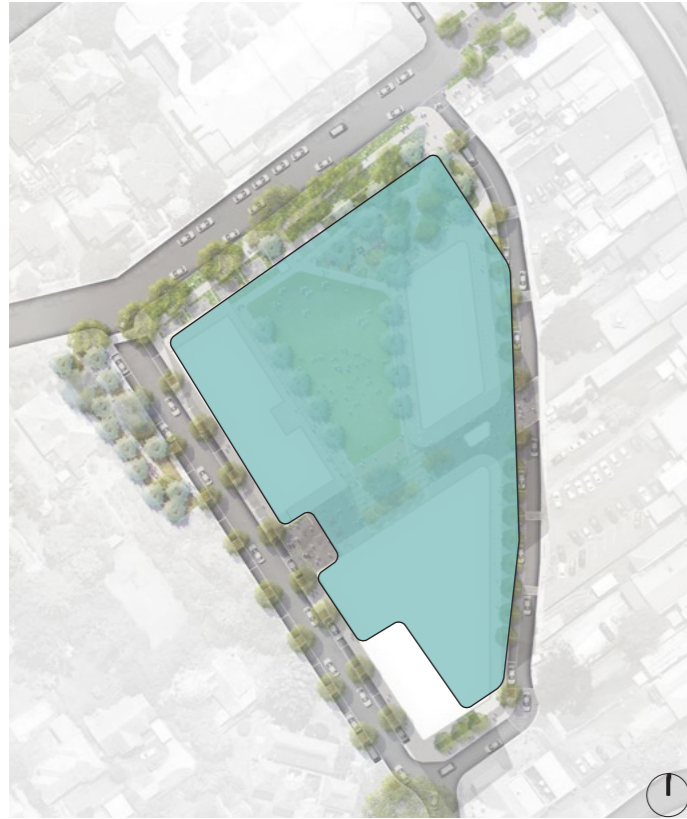
Refer to the Place and Retail Vision Document prepared by Right Angle Studio for an outline of Council's ambitions for the retail character of the Hub.

MATERIALITY AND ELEMENTS

- The floor level of the retail spaces should generally be equal to the street footpath level where possible.
- A high level of transparency should be maintained at the Woodford Lane and Plaza interface.
- Back of house and servicing areas should not be visible from the Plaza or Woodford Lane.
- Entries to shops should be well defined possibly including high quality framing or recesses.
- Provide continuous awning to provide weather protection, designed as part of the buildings.



MASTER PLAN CHARACTER: BUILDINGS LOWER GROUND RETAIL (INTERNAL)



DESIGN APPROACH

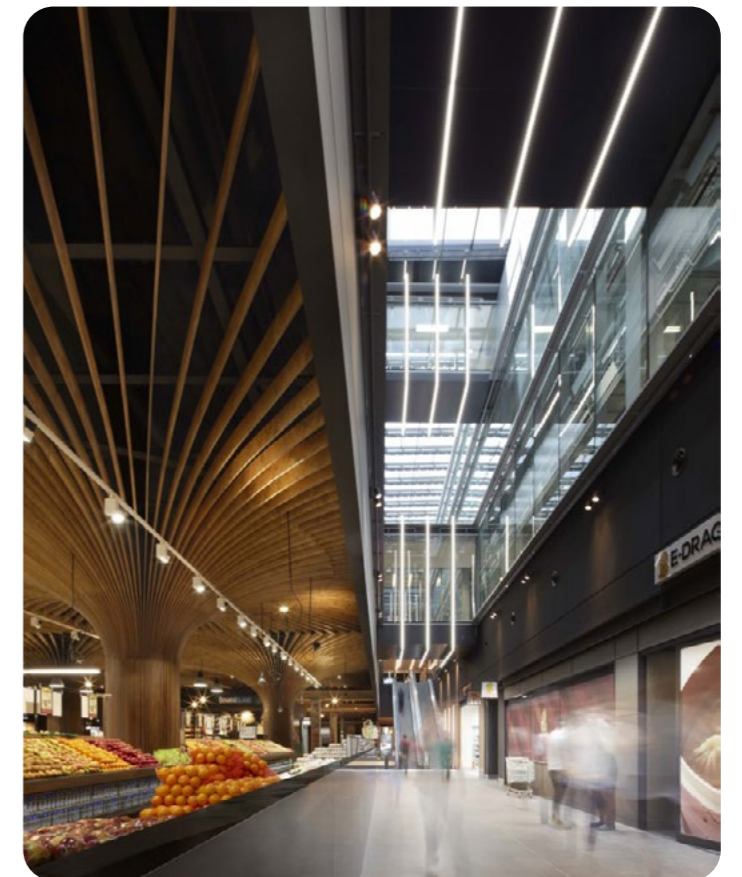
Due to the constrained nature of the site, the major retail components are located partially underground in the podium. Street frontage is further protected by locating the bulk of the service locations for the retail in the basement.

Main entries and addresses will be provided at both Drovers Way and Woodford Lane, with at-grade access available from Drovers and escalators from the park level, via the through-site link and Woodford Lane.

Retail mix, design and expression will be proposed by the eventual development partner, but must have regard to community needs and expectations as well as the Lindfield Village Hub Place and Retail Vision Document prepared by Right Angle Studio.

DESIGN QUALITY

- All above-ground façades of any retail uses, including majors, must be transparent and activated.
- Provide appropriate levels of lighting and take advantage of natural light where possible
- Provide clear signage to all amenities
- Maximise shopfronts to street frontage where possible
- All tenancies to comply with the Disability Discrimination Act (DDA)
- Provide a vibrant and sustainable mix of materials to shopfronts and internal malls to commercial and architectural grade and can include:
 - Natural stone
 - Concrete
 - Brick
 - Steel
 - Textured glass,
 - Tile
 - Solid timber and
 - Metal work.



MASTER PLAN CHARACTER: BUILDINGS RESIDENTIAL BUILDINGS

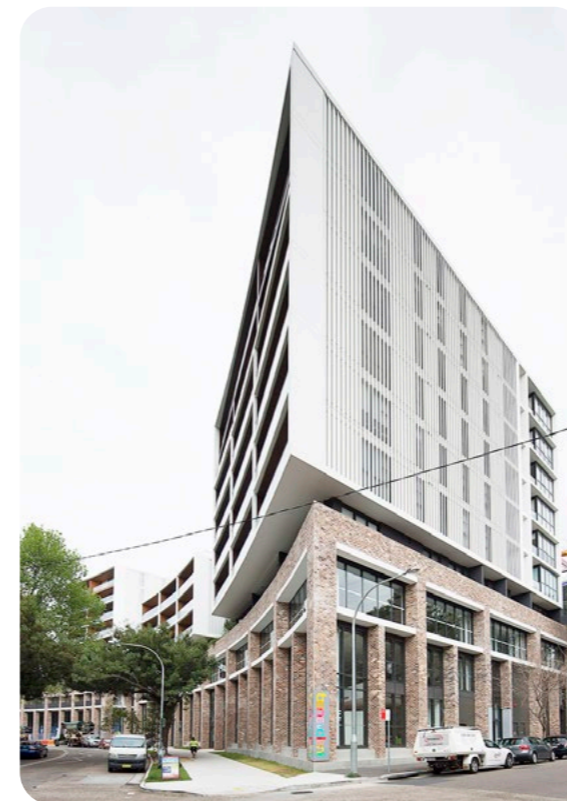


DESIGN APPROACH

- Provide access to residential lobbies from both Bent Street and Woodford Lane.
- Provide active retail ground floor uses fronting onto Woodford Lane, the Park and the Plaza.
- Provide an awning and a setback to the ground floor appropriate for ground floor retail uses.
- Articulate building appropriately defining a base, middle and top.
- Provide accessible, shaded rooftop green spaces.

DESIGN QUALITY

- Comply with the objectives, Design Criteria and Design Guidance of the Apartment Design Guide.
- Be of a high architectural and aesthetic quality
- Provide appropriately designed, unobtrusive building services, avoiding balcony air-conditioning units and integrating any external ventilation grills into the facade design. Service integration to be detailed by the design architect.
- The building is to be constructed using high quality materials and finishes and ones that are appropriate to the surrounding area, which include:
 - Brick
 - Terracotta
 - Glass
 - Timber
 - Metal finishes such as copper, zinc; and
 - Stone, such as sandstone or slate.



MASTER PLAN CHARACTER: BUILDINGS RESIDENTIAL TOWNHOUSES

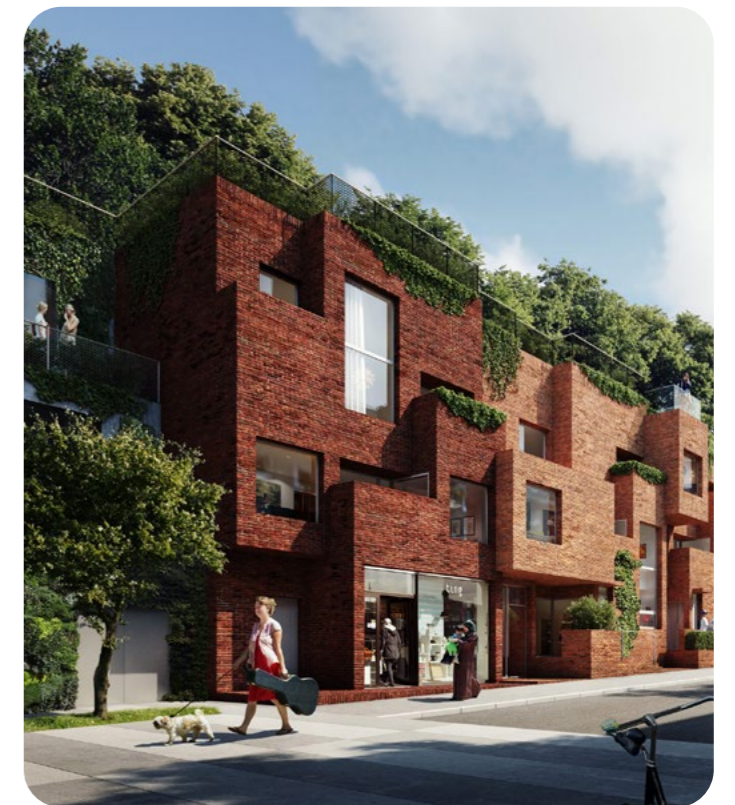
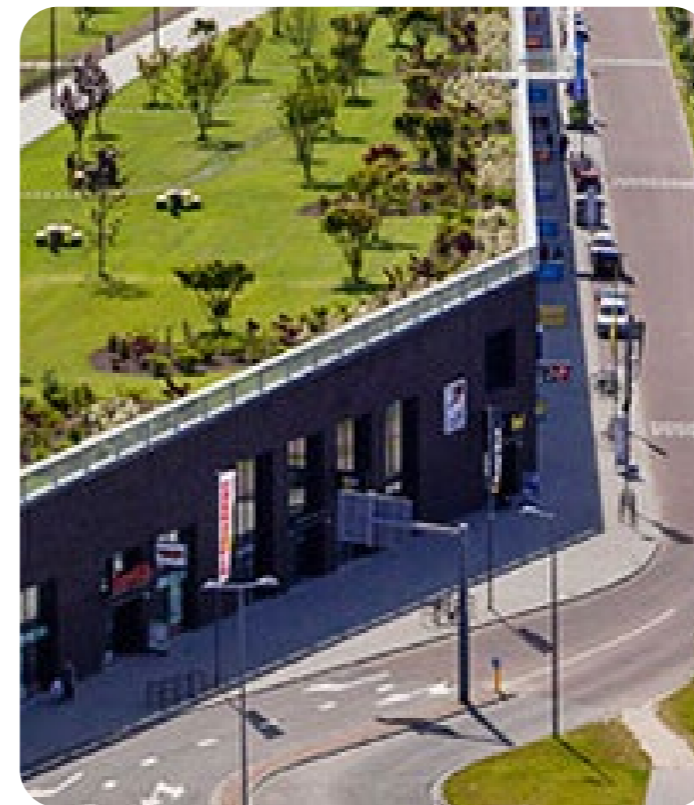


DESIGN APPROACH

In order to screen basement and retail uses, a line of townhouses is proposed underneath the park level. These will complement the general residential character of Bent Street.

DESIGN QUALITY

- Provide entry to individual townhouses directly from the street
- Incorporate landscaping into fences and walls to create a soft street edge and provide privacy to dwellings
- Where possible design ground floor to be raised above finished street level to improve privacy
- Final design is to express the scale and proportion of a townhouse or terrace style development
- Implement architectural techniques and elements, creating unique buildings with changes of materials, texture and colour and a sense of rhythm.



MASTER PLAN CHARACTER: BUILDINGS LOADING & SERVICING



DESIGN APPROACH

The reference design provides a combination of combined and separate loading and service areas to serve the different functions of the Hub. The supermarket/major has its own loading dock and goods lift, designed to accommodate an articulated truck. The mini-major shares a loading dock and goods lifts with the specialty retail, which is also accessible for park events. The main residential loading area shares access with the second retail dock, but has its own loading area. Secondary residential areas are located around each residential core. The community/library building also has a dedicated loading area and separate goods lift.

Dedicated areas are provided for loading docks, away from the public carpark aisles and car spaces. These will be designed to insulate against the airborne and structural-borne noise generated by trucks operating in the docks. Special attention must be made to structural vibration and its propagation to habitable areas and rooms in other areas.

All loading areas are to be provided with waste rooms. Additional waste rooms are assumed to be provided at each residential core.

Where visible from public areas or other areas of the car park, loading and waste rooms must be detailed to the same standard as the public car park.

MATERIALITY AND ELEMENTS

Loading:

- Raised docks with dock leveller, steps and ramp access.
- Dock manager rooms.
- Lockable dock stores.
- Minimum 40m² storage space accessible from community goods lift.
- Motorized roller shutter to dock & servicing areas, powdercoat finish.

Waste:

- To be contained / combined with loading areas.
- Designed as wet areas, with mechanical exhaust, appropriate lighting and wash down facilities.
- Sealed concrete floors.
- Painted walls, painted doors.
- Complies with NSW EPA Better Practice Guidelines for Waste Management and Recycling



MASTER PLAN CHARACTER: BUILDINGS BASEMENT CARPARKING

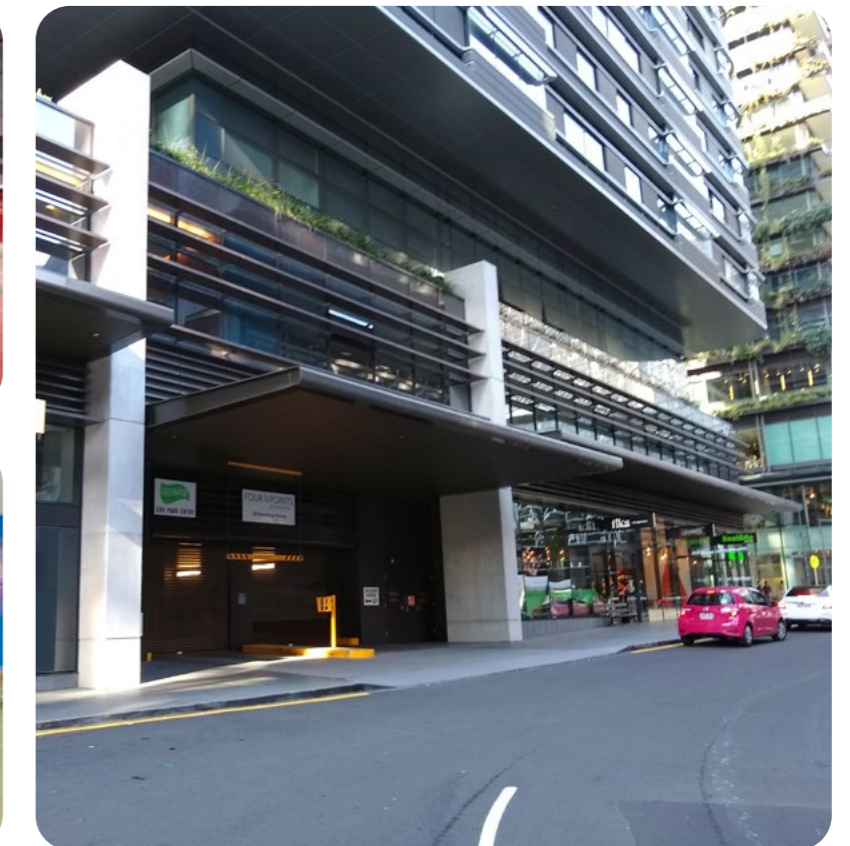
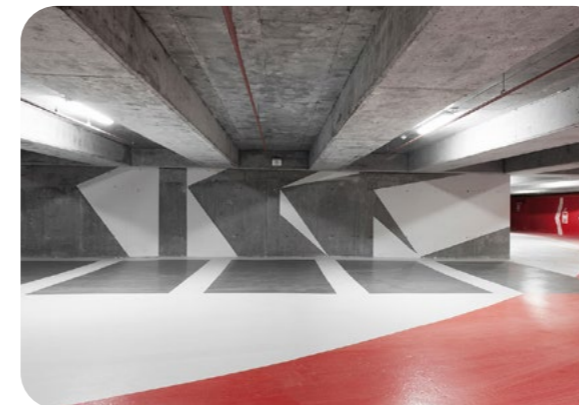


DESIGN APPROACH

- Combine parking and service entries to minimise the impact on the streetscape and building elevations.
- Design and position to be carefully considered to blend the entrances with those of the adjoining areas and with the building masses and façade treatment.
- Integrate retail and community parking with commuter parking and end of trip facilities.
- All retail parking levels to be served by travellers.
- Connecting circulation spaces and lift lobby areas within the carpark are to be designed to feel like a pedestrian environment using pavement surfaces, finishes, lighting and materials with a high architectural quality.

MATERIALITY AND ELEMENTS

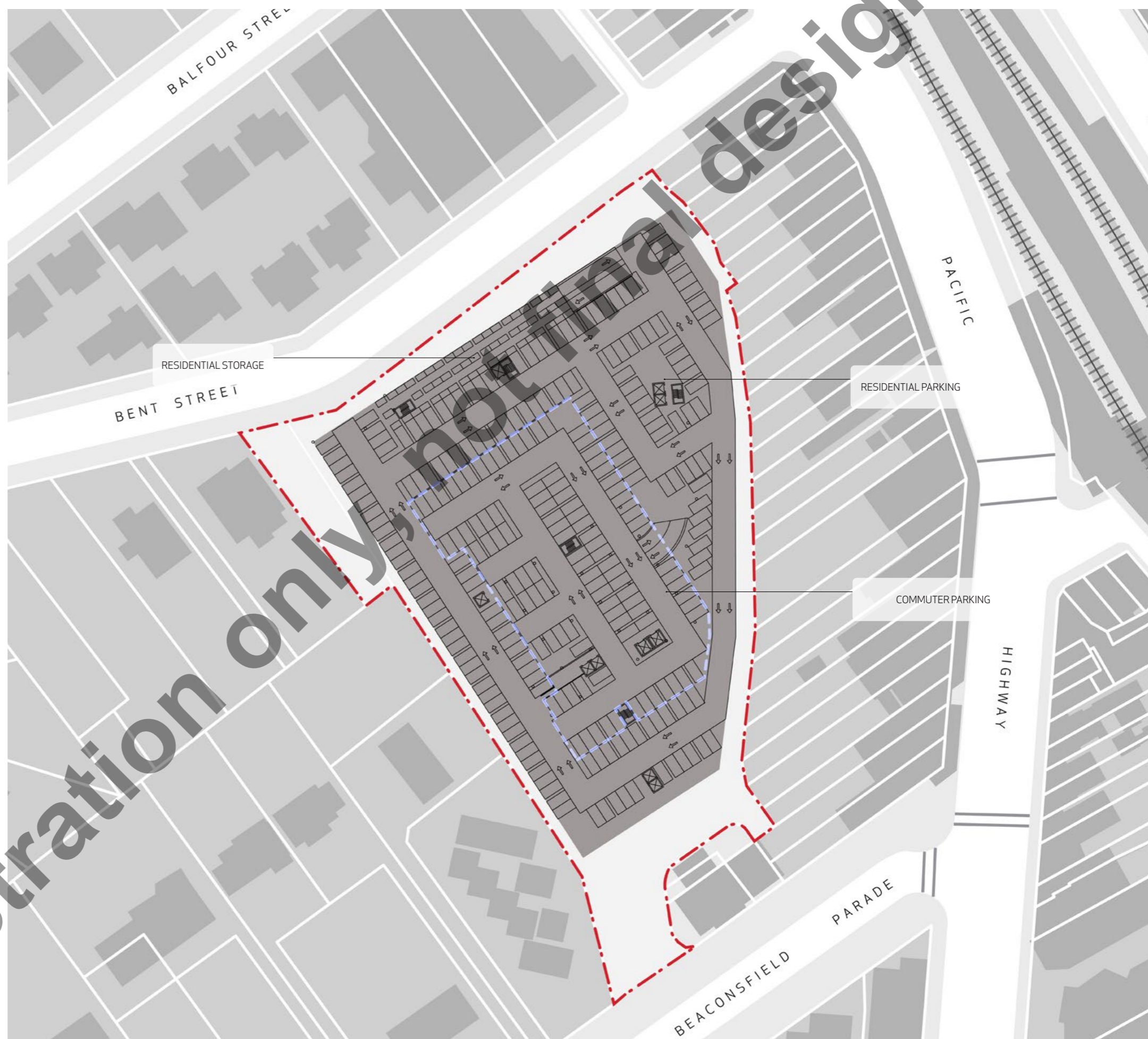
- Include provision for car sharing and electric charging bays.
- A minimum of two lifts are to be sized to accommodate shopping trolleys.
- Differentiate finishes, graphics and lighting to the entries based on its different uses.
- Provide electronic number plate recognition, motorised automatic boom gates and payment systems at exits.
- Provide clear demarcation of all pedestrian and cyclist zones with utilisation of coloured graphics and numbering.
- Provide adequate lighting and signage throughout.
- Provide adequate CCTV coverage of all lobbies, vertical transportation areas and aisles.
- Use sensors to control lighting levels and reduce energy consumption.
- Use super-graphics, colour, architectural finishes and lighting design to create safe and comfortable areas.
- Paint areas (walls, columns and underside of slabs) above door height.
- Develop entry/exit signage that is clearly visible without dominating the street or clashing with the architecture.
- Conceal exposed services in car park entries where they can be viewed from public street entries.



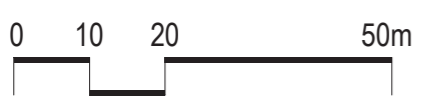
INDICATIVE LAYOUT PLANS

Indicative plans prepared for the purposes of a Planning Proposal and high-level yield analysis only. Parking count and distribution are also indicative only.

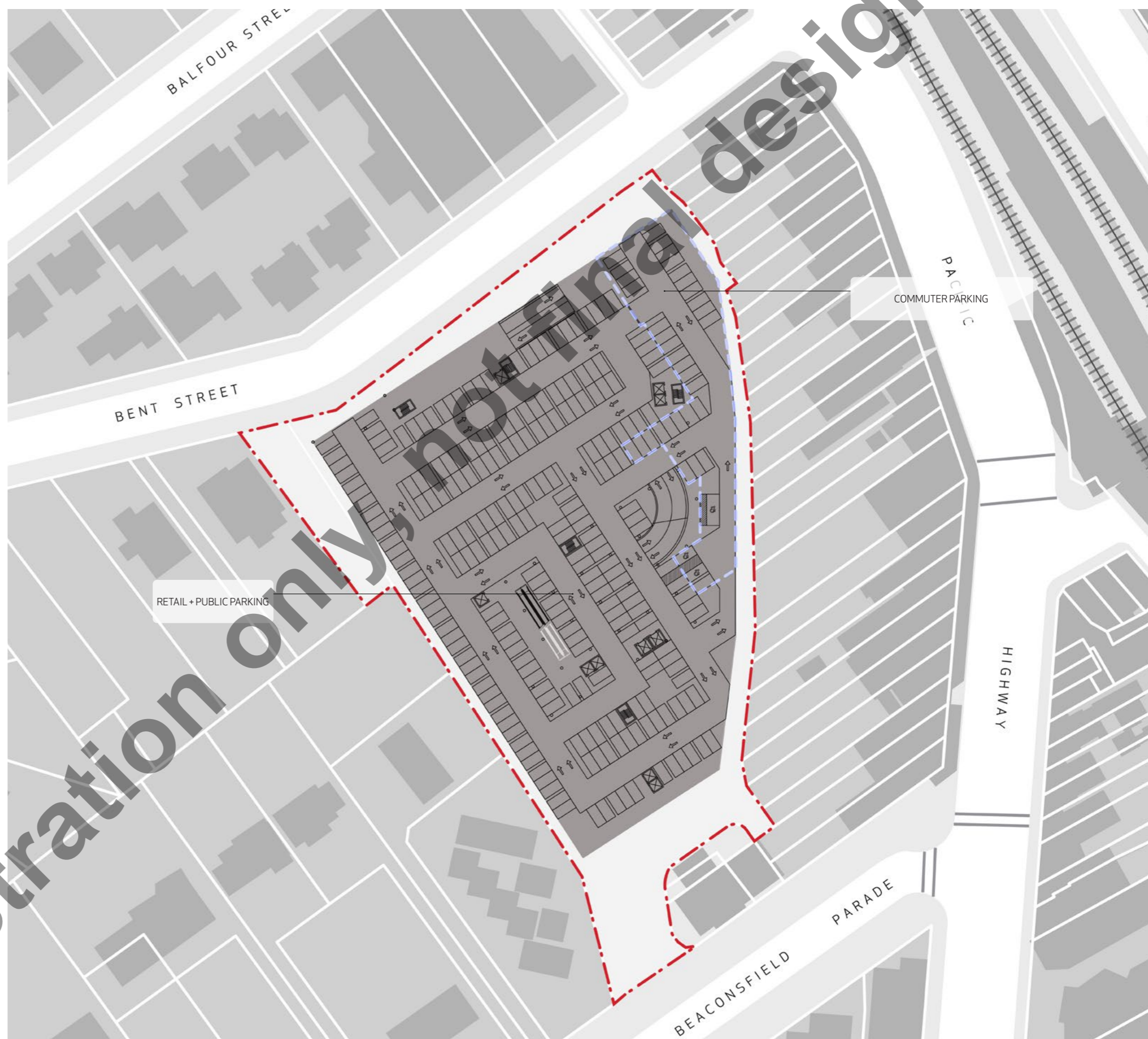




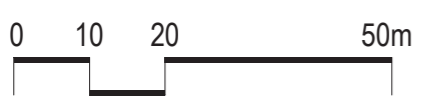
- RESIDENTIAL PARKING (172)
- COMMUTER PARKING (101)



ⓘ PARKING LEVEL P4 PLAN
1:1000 @ A3



- RETAIL (175) + PUBLIC (58) PARKING (233 TOTAL)
- COMMUTER PARKING (36)



⌚ PARKING LEVEL P3 PLAN
1:1000 @ A3



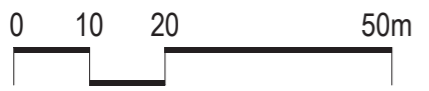
- RESIDENTIAL
- RETAIL PARKING (68)
- COMMUNITY/CHILD CARE PARKING (67)



PARKING LEVEL P2 PLAN
1:1000 @ A3

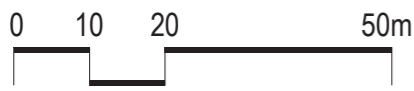


■ RETAIL PARKING (70)



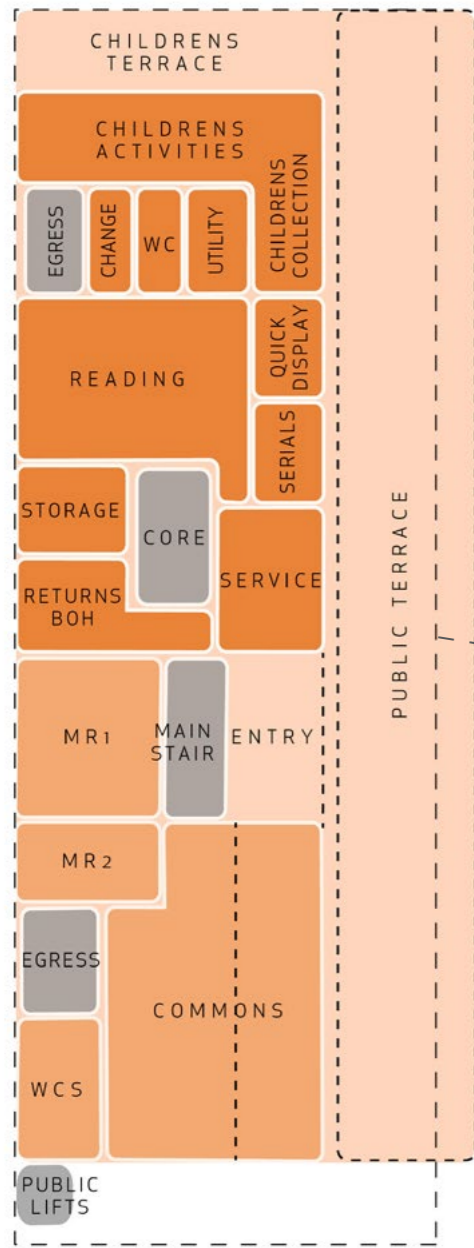
ⓘ PARKING LEVEL P1 PLAN
1:1000 @ A3

- RETAIL: MAJORS
- RETAIL: SPECIALTY
- ENTRY TO INTERNAL RETAIL
- RESIDENTIAL
- RESIDENTIAL LOBBY
- PARKING/LOADING

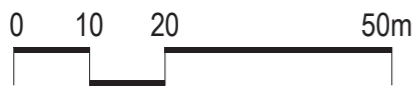


ⓘ LOWER GROUND LEVEL PLAN
1:1000 @ A3



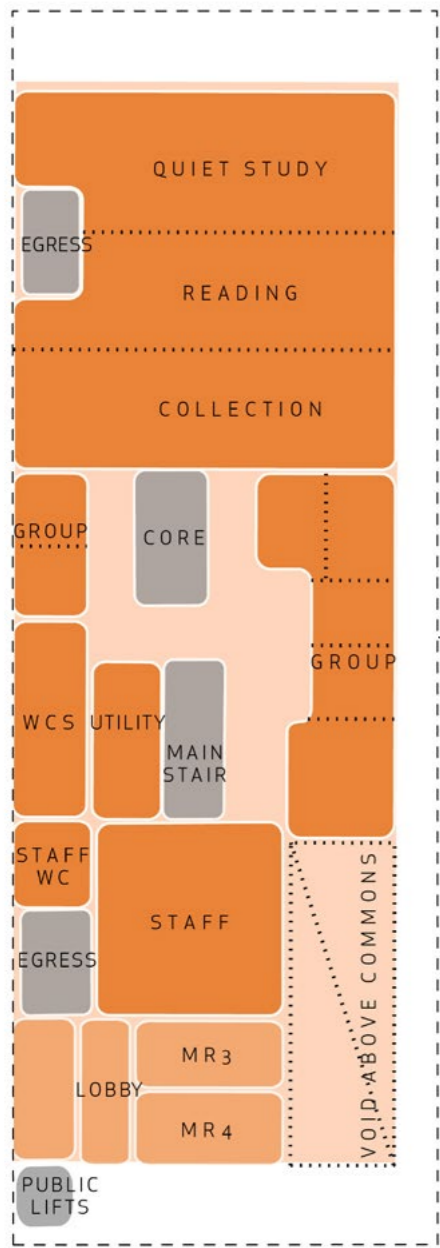


- LIBRARY
- COMMUNITY
- COMMUNITY/LIBRARY LOBBY
- RETAIL: SPECIALTY
- ENTRY TO INTERNAL RETAIL
- RESIDENTIAL
- RESIDENTIAL LOBBY
- PUBLIC STREET PARKING (51 SPACES) including bus, taxi and kiss & ride

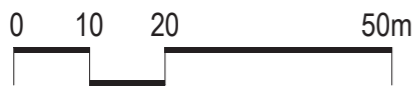


PARK LEVEL PLAN
1:1000 @ A3



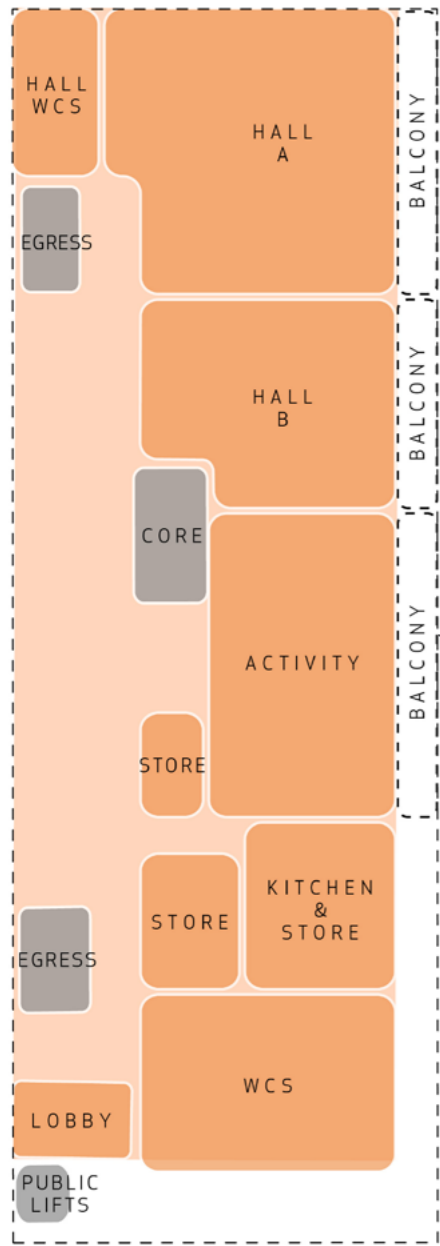


- LIBRARY
- COMMUNITY
- RESIDENTIAL

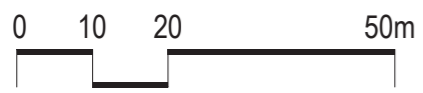


LEVEL 1 PLAN
1:1000 @ A3



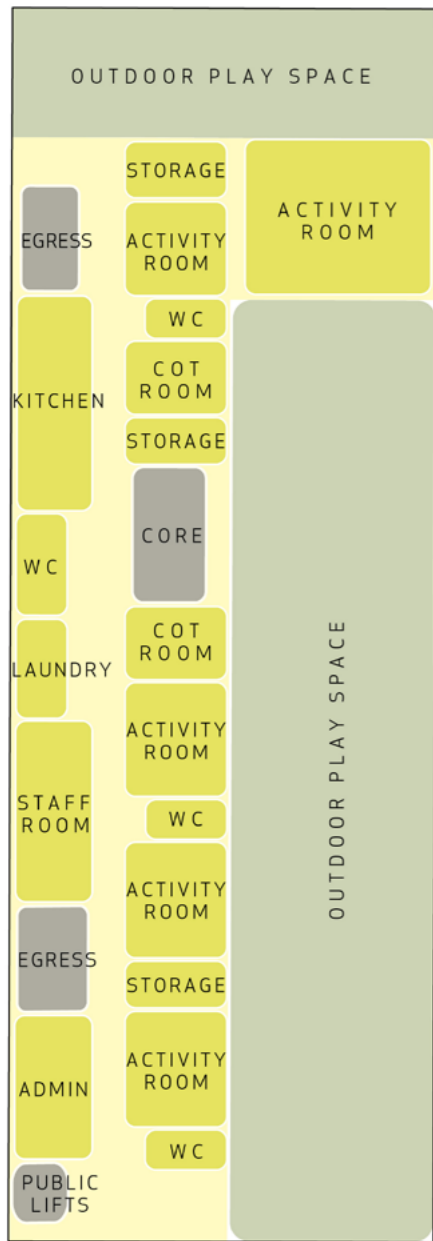


- COMMUNITY
- RESIDENTIAL

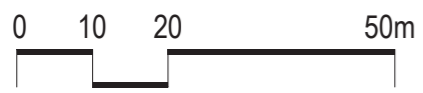


LEVEL 2 PLAN
1:1000 @ A3





- CHILDCARE
- RESIDENTIAL

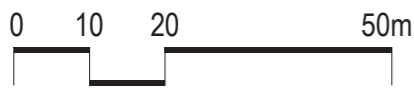


LEVEL 3 PLAN
1:1000 @ A3





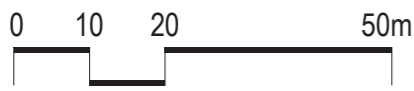
RESIDENTIAL



LEVELS 4 & 5 PLAN
1:1000 @ A3



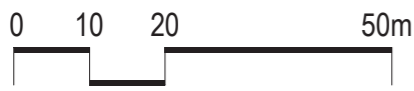
RESIDENTIAL



LEVEL 6 PLAN
1:1000 @ A3



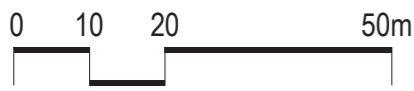
RESIDENTIAL



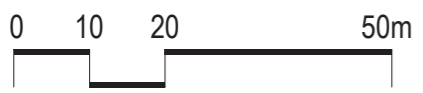
LEVEL 7 PLAN
1:1000 @ A3



RESIDENTIAL

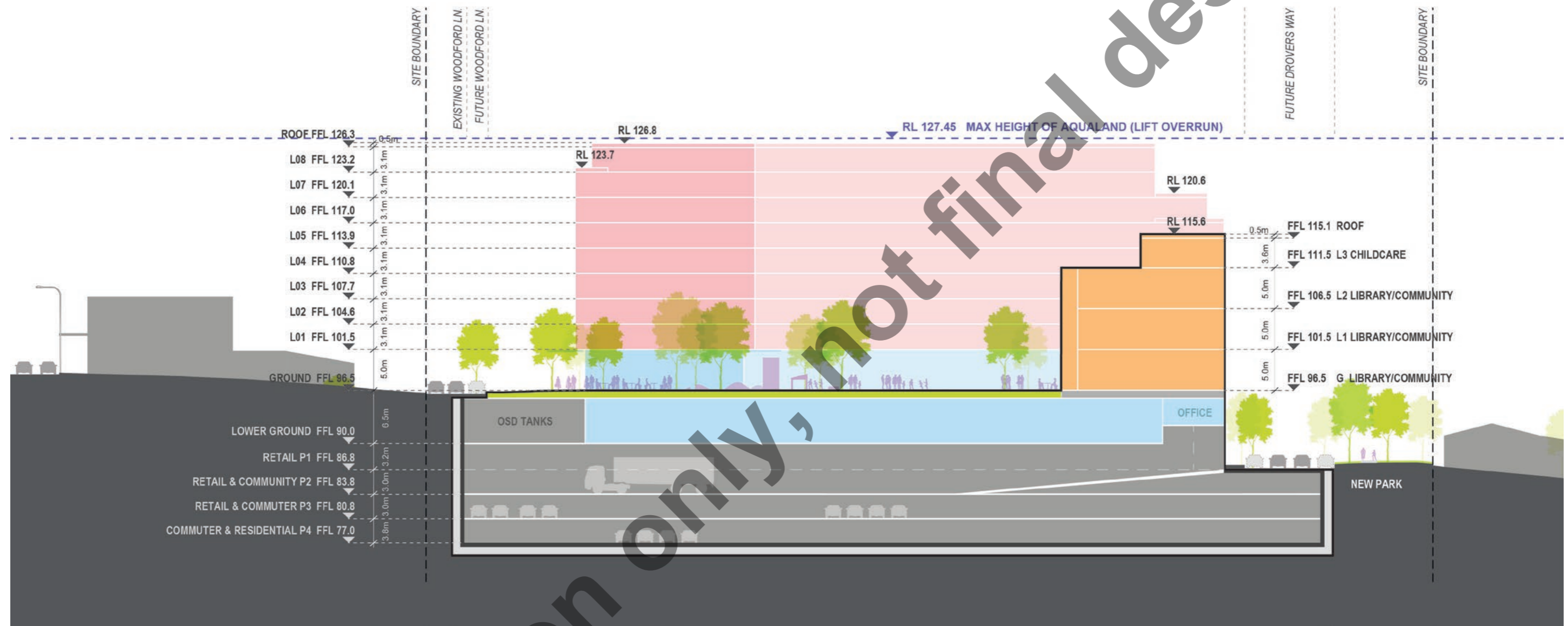


LEVEL 8 PLAN
1:1000 @ A3



ROOF PLAN
1:1000 @ A3

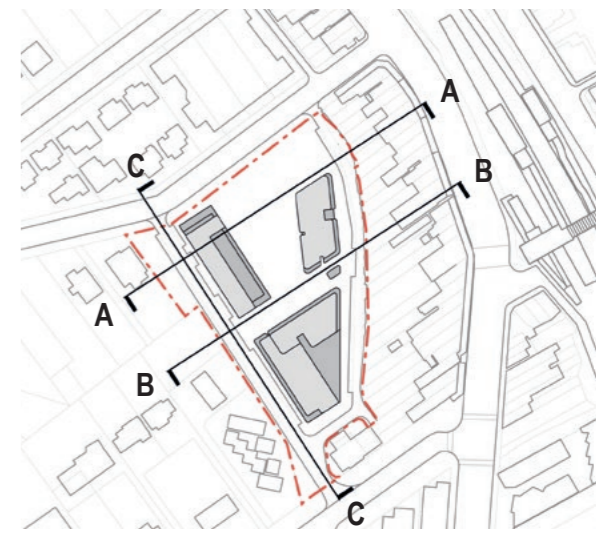
ILLUSTRATIVE SECTIONS

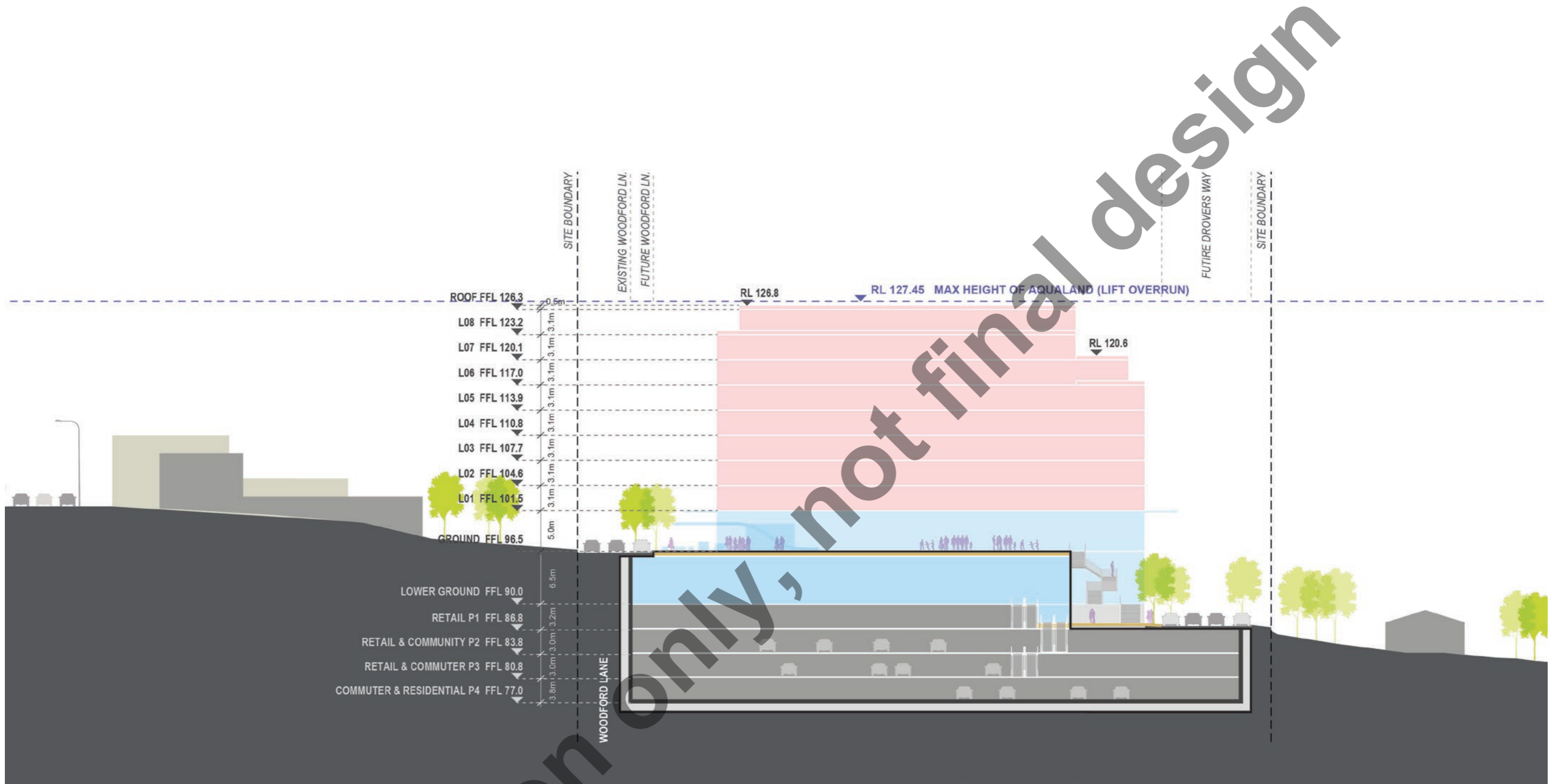


- LIBRARY/COMMUNITY/CHILD CARE
- RETAIL
- RESIDENTIAL
- PARKING/LOADING

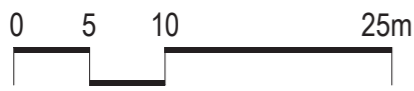


SECTION AA
1:500 @ A3

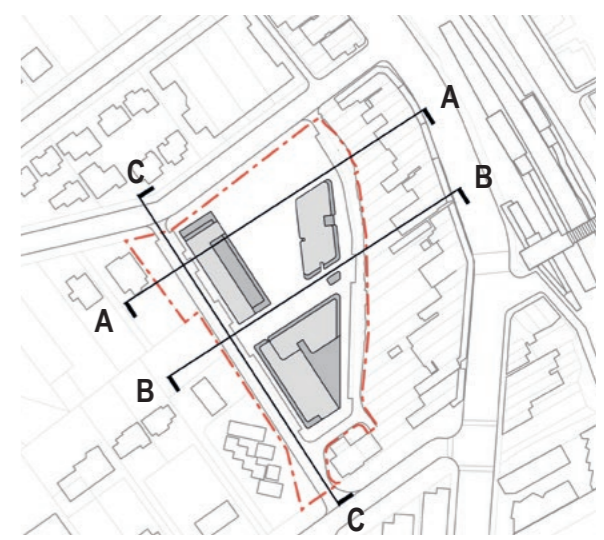


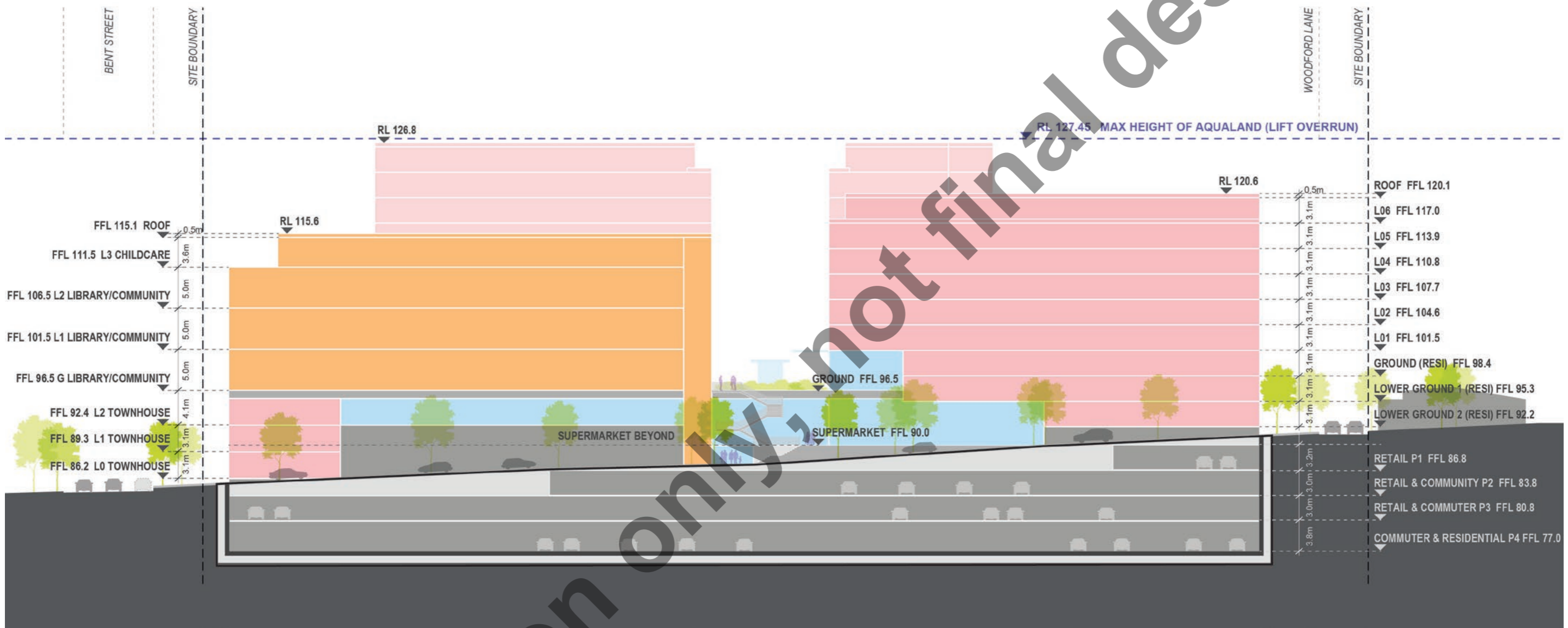


- LIBRARY/COMMUNITY/CHILD CARE
- RETAIL
- RESIDENTIAL
- PARKING/LOADING

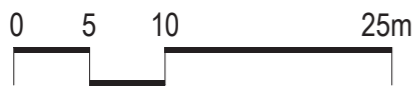


SECTION BB
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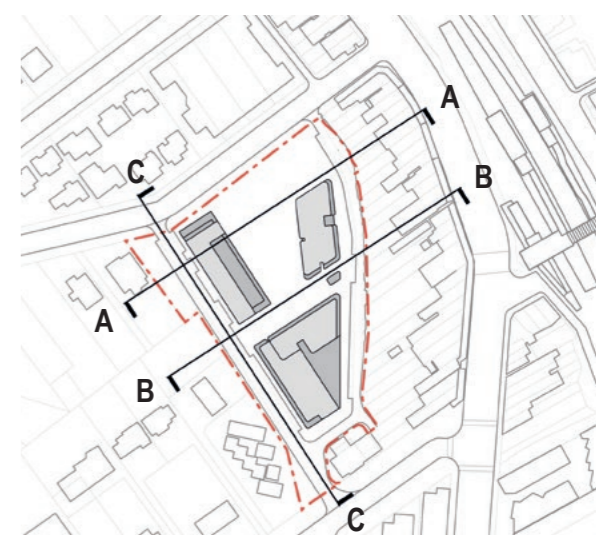




- LIBRARY/COMMUNITY/CHILD CARE
- RETAIL
- RESIDENTIAL
- PARKING/LOADING



SECTION CC
1:500 @ A3





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