



# Site Concept Options

Outline of the four options developed from the brief provided by Council.

### 3.1 Key Functional Relationships

The project brief provided by KMC outlines the design testing of 4 possible options with varying land uses and floor area quantum. The Design Principles as identified in the previous section of this report will inform the location of land uses, spaces and connections in order to meet the established vision for the Community Hub Master Plan. The co-location and connectivity of services, facilities and activities is an important consideration when siting, orientating and layering development across the site.

The diagram to the right illustrates the possible connections and relationships between the various land uses which have been obtained from Council's brief. When considered holistically, their relationships begin to inform the spatial organisation within the site. It becomes apparent which are the critical and desired links needed to be made in order for the community hub, open space, retail and associated clusters of activity to be successful. These relationships should be considered and built upon either through direct or visual connections in the four options.

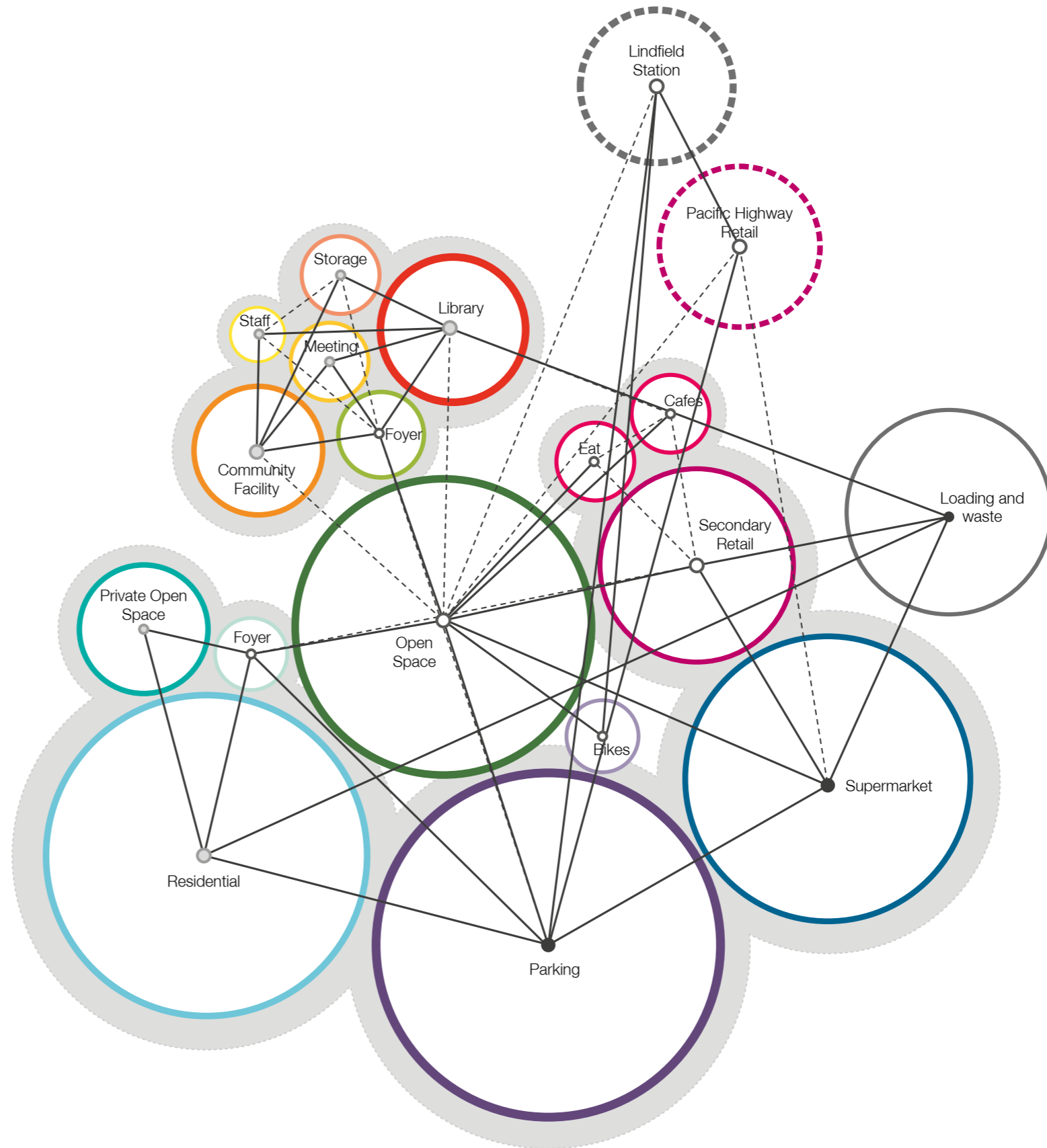
Each of the circles are proportionate to the areas as specified within the brief provided by Council. Furthermore, the centres of each of the circles provide an indication of its siting whether it be on ground, underground or the potential for both.

In summary, the key land uses are:

- Community Facility
- Library
- Childcare
- Open Space
- Private Open Space
- Secondary/specialty retail
- Eateries
- Supermarket
- Residential
- Parking
- Loading and Waste

**Legend**

- Critical connections
- - - Desired connections
- Underground
- Ground level
- Ground level or above



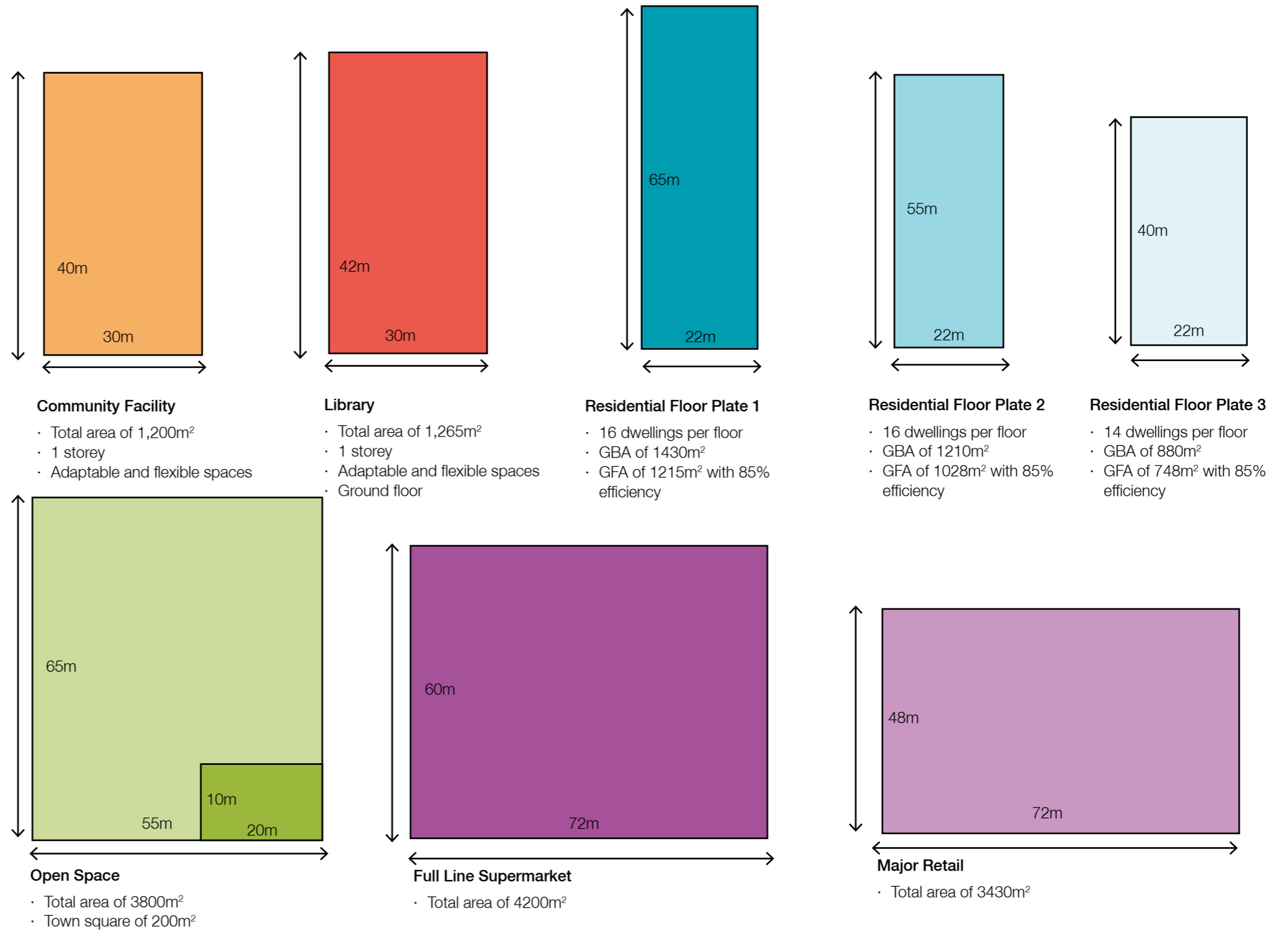
### 3.2 Key Land Use Components

In considering the master plan for the Lindfield Community Hub the following spatial requirements for each of the land uses required have been established as guidelines.

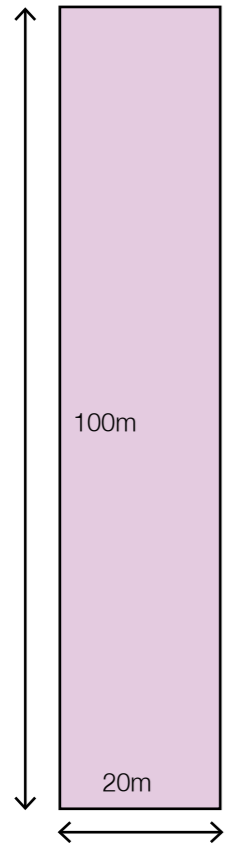
These 'pieces of the master plan' are useful in quickly identifying how the required land uses can be arranged on the site, and how development can be layered and integrated. During the initial design studies these pieces are physically arranged across the site to reflect each of the Options.

The following pieces of land use have been considered;

- Community Facility
- Library
- Childcare
- Open Space
- Secondary/specialty retail
- Major retail
- Full line supermarket
- Residential
- Commuter and Council parking
- Site parking

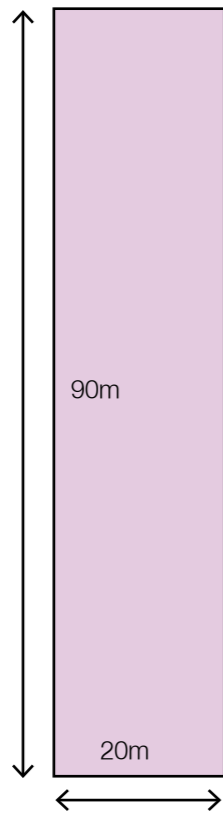


3.3 Key Land Use Components (continued)



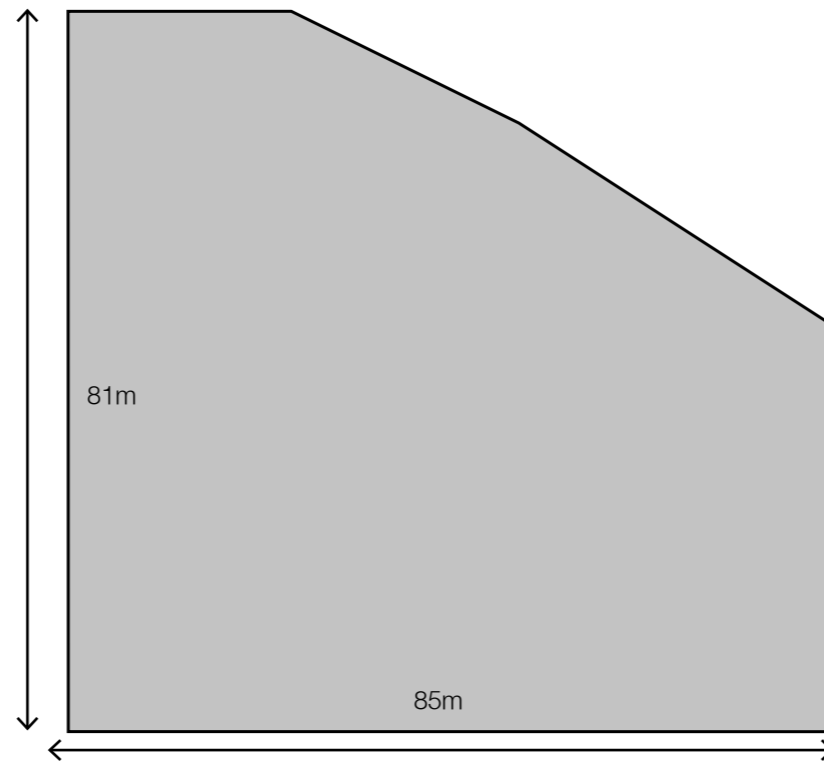
**Secondary Retail 1**

- Total area of 2000m<sup>2</sup>



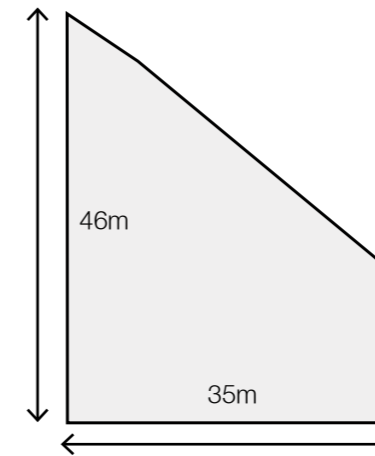
**Secondary Retail 2**

- Total area of 1800m<sup>2</sup>



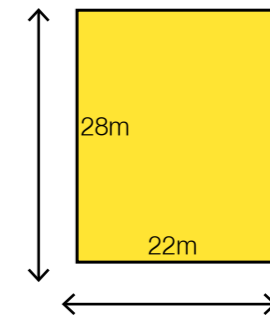
**Parking 1**

- Total area of 6,000m<sup>2</sup> per floor plate
- Approximately 171 parking spaces per level
- 140 dedicated commuter spaces with controlled access
- 113 council owned parking spaces with 50 dedicated to the Community Hub



**Parking 2**

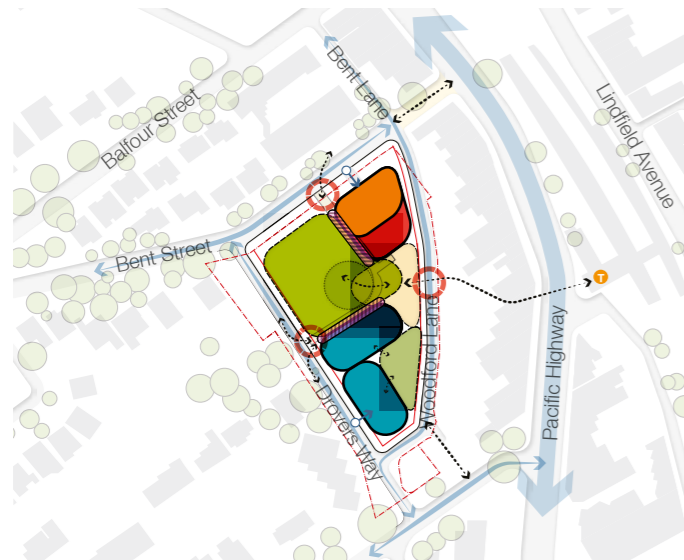
- Total area of 1,165m<sup>2</sup> per floor plate
- Approximately 35 parking spaces per level
- Dedicated parking for residents



**Childcare**

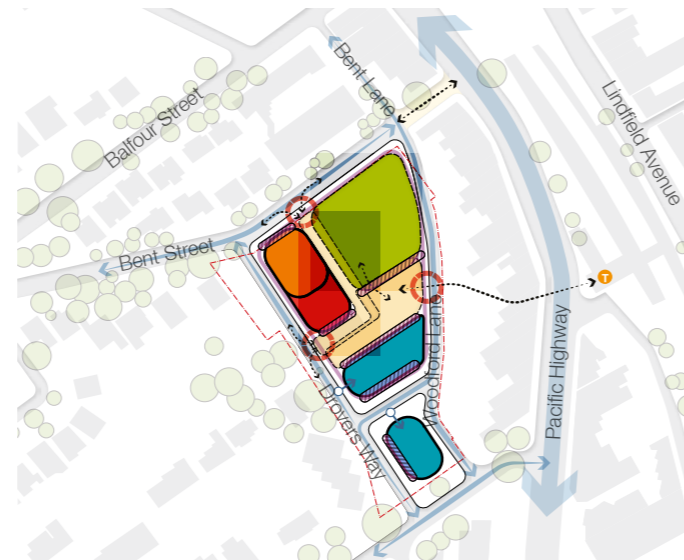
- Total area of 620m<sup>2</sup>

3.4 Snapshot of Concept Options



Option 1

- Low scale development
- Retain some significant trees
- New park with deep soil planting
- Civic edge to Bent Street
- Community Hub is visible from Pacific Highway
- Corner park with at grade connections
- Small supermarket and associated retail
- Residential edge to Drovers Way
- Good relationship between Hub, Park and Square
- Residential is stand alone and easily subdivided
- Connection from Community Centre to the square
- Square connects to existing and future potential links to Pacific Highway
- Separate access to residential development
- Active frontages addressing the park
- Passive surveillance over the park



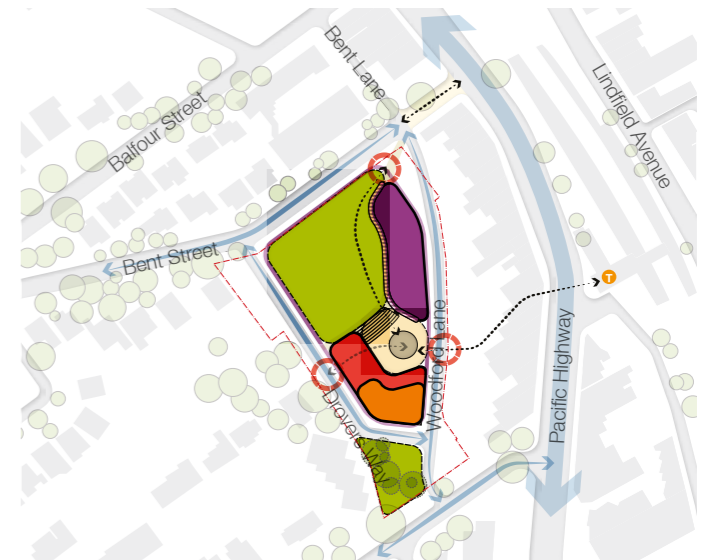
Option 2

- Large development with a variety of uses
- Building heights up to seven storeys
- No significant trees retained
- New park with deep soil planting around the edge
- Community Hub is visible from Pacific Highway
- Civic edge to Bent Street
- Built edge to Drovers Way
- Public space to Woodford Lane
- Residential edge to Beaconsfield Parade
- Good relationship between Hub, Park and Square
- Residential is stand-alone, more deliverable
- Retail offer to Square
- Large supermarket with associated retail below ground
- Grade access from Library to Park
- Square connects to existing and future potential links to Pacific Highway
- Separate access to residential development
- Active frontages to park and square



Option 3

- No supermarket proposed
- Most significant trees retained
- New linear park/ reserve with deep soil planting
- Civic edge to Bent Street and Drovers Way
- Residential buildings address Woodford Lane
- Residential edge to Beaconsfield Parade
- Good relationship between Hub and Park
- Passive surveillance to park and square
- 3 separate residential buildings
- Small 'eat street' retail offer
- Community Hub is less visible from Pacific Highway
- Square connects to existing and future potential links to the Pacific Highway
- Separate access to residential development
- Active frontage to park and square



Option 4

- No residential building
- Some significant trees retained
- Large elevated park on top of supermarket
- Supermarket/ planted wall to Bent Street and Drovers Way
- Retail + Community Hub to Woodford Lane
- Park and natural edge fronting Beaconsfield Parade
- Good relationship between Hub, Park and Square
- Elevated park above Drovers Way
- Hub is not visible from Pacific Highway
- Good retail connections to park
- Shared entry to car park
- Active retail frontages to park
- Some deep soil planting available to north
- Square connects to existing and future potential pedestrian links to Pacific Highway



### 3.5 Option 1 - Illustrative Masterplan

The Community Hub occupies the most prominent corner of the site so that this important public building is clearly visible from the Pacific Highway. The primary access to the site is gained from Bent Street, from where pedestrians will move past the Community Hub and around the edge of the new naturally graded public open space, which will feature a number of retained trees, active play spaces and public seating.

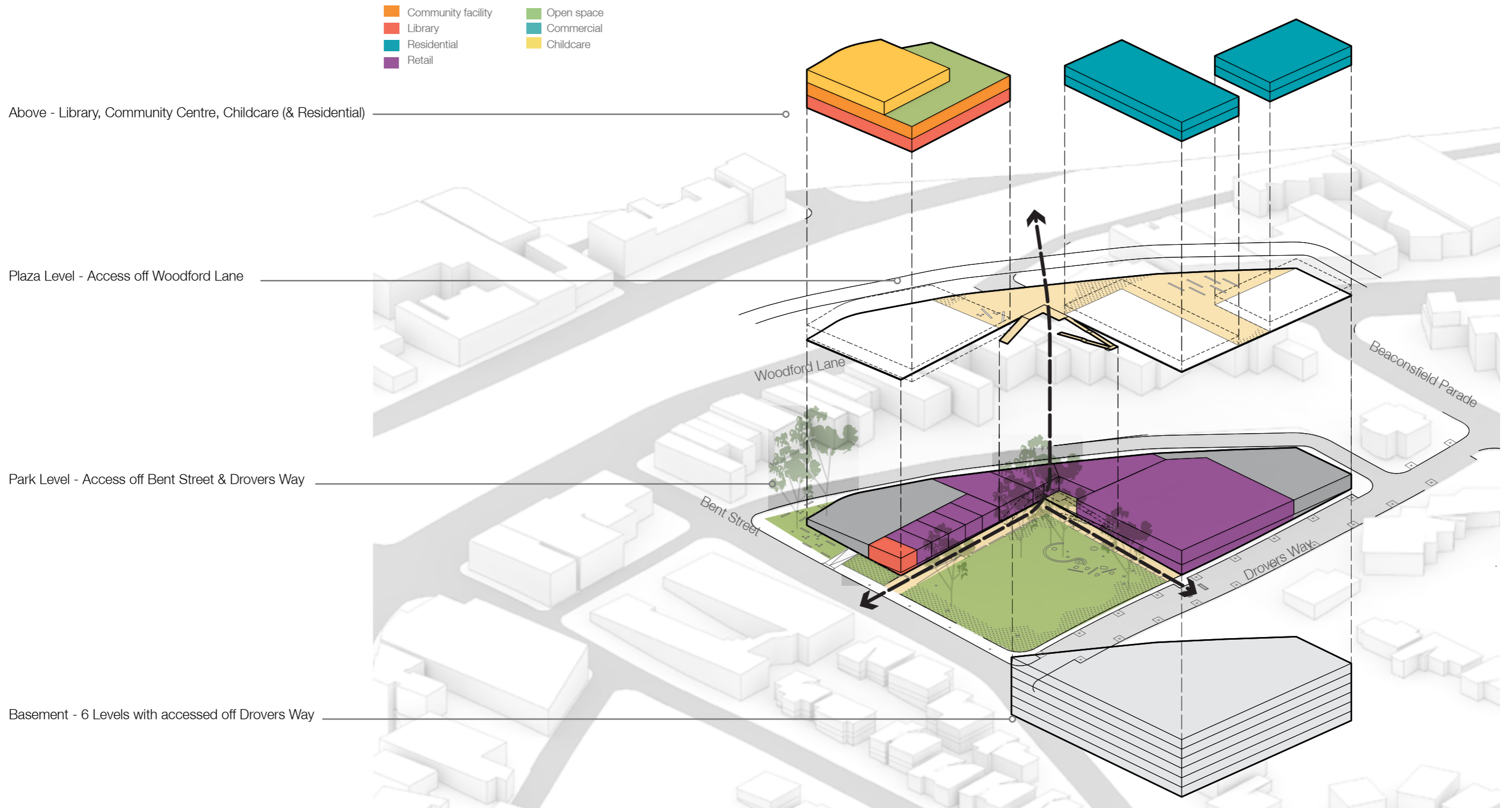
Cafés, shops and a small supermarket are accessible to pedestrian from the park level, the civic plaza above (Woodford Lane) or from the basement car park below. Outdoor dining areas can open directly on to the park.

Two residential buildings are located to the south of the new park, standing to a limit of 3-storeys, with pedestrian access taken from an urban plaza off Woodford Lane, or the basement car park accessed off Drovers Way, which also features on-street car parking and landscaping.





3.5.1 Option 1 Axonometric





3.5.2 Option 1 Visualisation



Illustrative view from the corner of Bent Street and Drivers Way



### 3.6 Option 2 - Illustrative Masterplan

The Community Hub is located at the corner of Bent Street and Drovers Way. The Park occupies the north-eastern corner of the site, providing direct at-grade pedestrian access from the Pacific Highway and Bent Street to the Community Hub and retail. The Civic Plaza is one level above the Park and is directly accessible from Woodford Lane. Below the Civic Plaza are a number of retail outlets, cafes, gym, a large supermarket and other specialty retail shops.

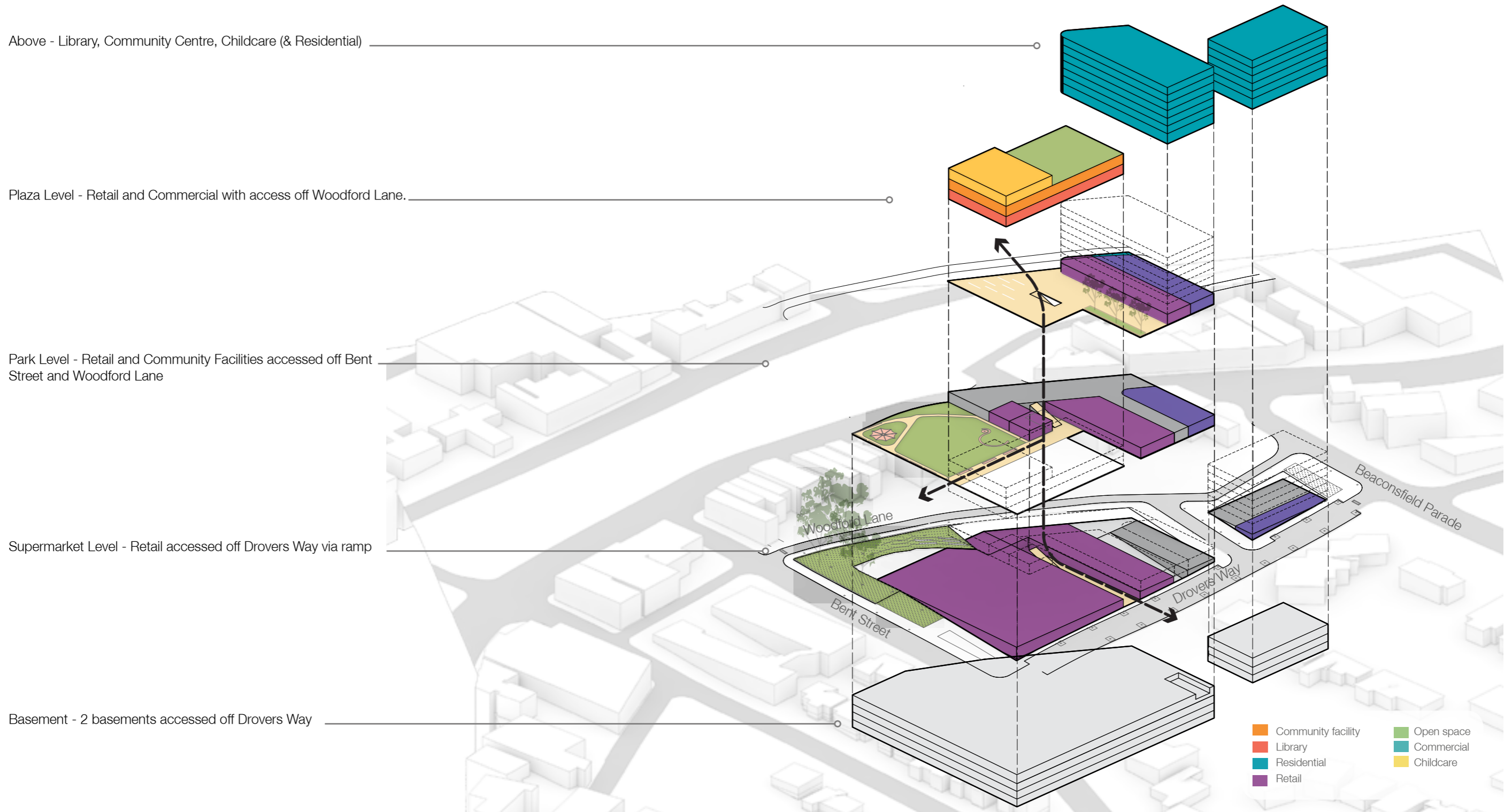
The basement car park runs underneath the majority of the site and is accessible for vehicles from Drovers Way, or via the escalators that connect the Urban Plaza and Park above. All servicing and retail, residential, community and commuter parking is accessed off Drovers Way.

Two 7-storey residential blocks are located to the south of the public spaces and Community Hub. The southernmost residential block fronts Beaconsfield Parade and assumes the existing Scout Hall and Substation is relocated elsewhere in Lindfield. This approach also allows Woodford Lane to be realigned, providing two north-south connections through the site between Bent Street and Beaconsfield Parade.





3.6.1 Option 2 - Axonometric





3.6.2 Option 2 - Visualisation



Illustrative view from the open space towards the Community Hub and retail



### 3.7 Option 3 - Illustrative Masterplan

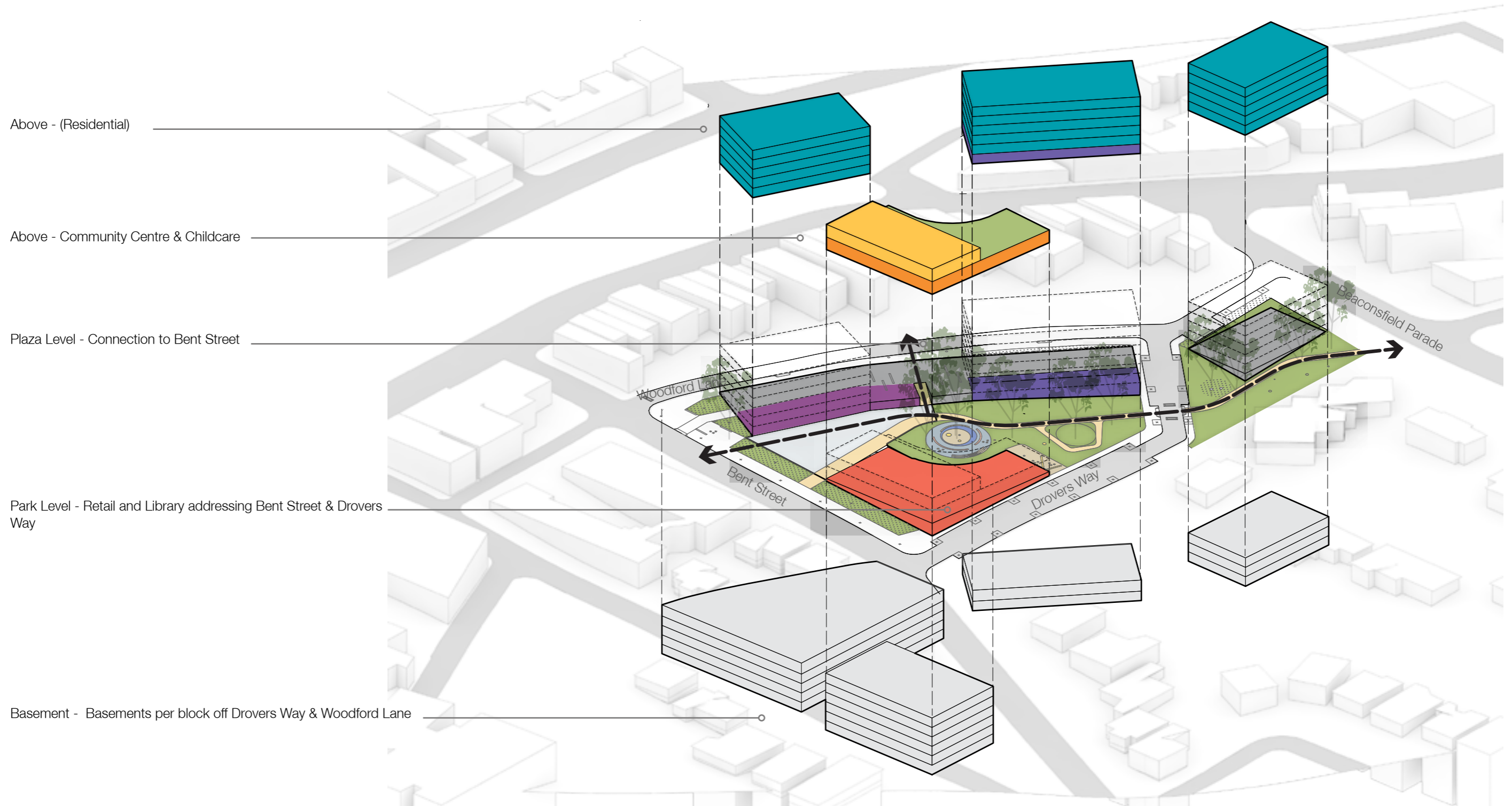
A central green space runs through the middle of the site between Bent Street and Beaconsfield Parade, connecting the retained trees and various spaces via a singular public reserve. There is also a number of opportunities to introduce commercial and retail uses along the edge of the public reserve. Without the need for a supermarket, the building footprints are smaller and they can be placed within the landscape. Each building has its own basement parking and the commuter parking has been relocated to the northern edge of the site, accessed from Bent Street.

The Community Hub is located at the corner of Drovers Way and Bent Street, providing active frontages to these two streets, and opening on to the public reserve. A small Civic Plaza is located off Bent Street, which features some ground floor retail. It is accessed from Woodford Lane and provides access to the upper levels of the Community Hub and residents access to the 5-storey residential blocks. A third residential block (5-storeys) is located on Beaconsfield Parade, where the Scout Hall and Substation have been relocated, access to the site is limited to Woodford Lane and the existing trees are retained.





3.7.1 Option 3 - Axonometric





3.7.2 Option 3 - Visualisation



Illustrative view from the open space towards the Community Hub and residential



### 3.8 Option 4 - Illustrative Masterplan

A full-line supermarket occupies a large proportion of the site, which means most of the existing trees must be removed and replaced. Specialty retail is located at the same level as the supermarket, below the Community Hub. Access to this retail precinct is either at-grade from Drovers Way, travelators from the basement car park, or escalators from the Urban Plaza and Park above. The 3 storey Hub wraps around the western and south edge of the Urban Plaza, which connects to the Park level via a ramp or set of north-facing steps, which will serves as an informal place to sit, or an amphitheatre for performances and outdoor cinema nights.

Running along the eastern edge of the Park to the corner of Bent Street and Woodford Lane is a continuous food and dining strip. The strong retail focus of this option, and the absence of residential development, has resulted in a broad configuration of land uses. This means the supermarket is no longer buried in the ground, either in part or in full, which creates an outcome where it is visible at the corner of Bent Street and Drovers Way. Parking and servicing access is taken from Drovers Way. This option also considered the Scout Hall and Substation are re-provided elsewhere.





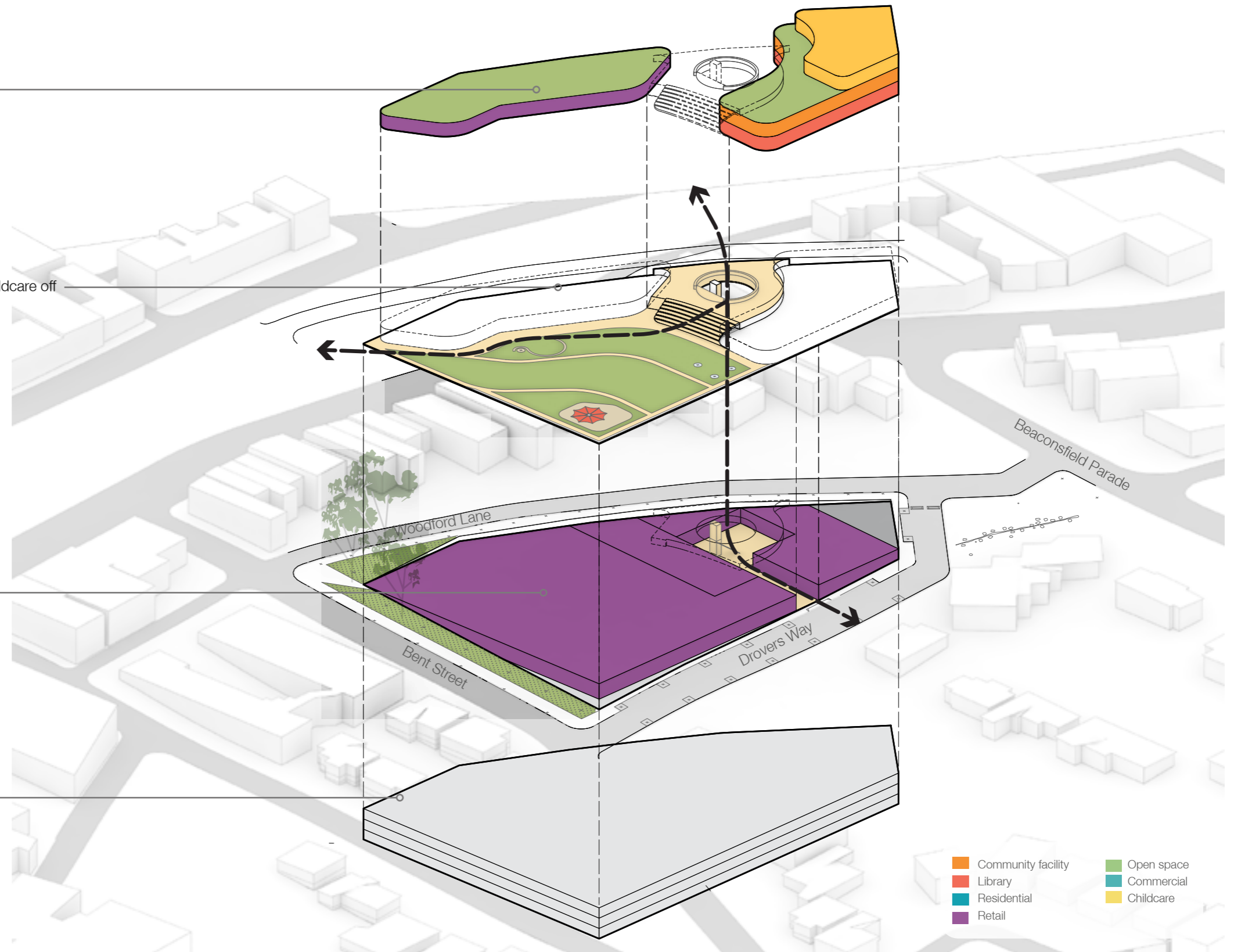
3.8.1 Option 4 - Axonometric

Above - Retail, Library, Community Centre, & Childcare

Park Level - Access to Retail, Library, Community Centre & Childcare off Woodford Lane, Bent Street and Square

Lower Retail - Retail accessed off Drovers Way and vertical circulation from square

Basement - Basements off Drovers Way





3.8.2 Option 4 - Visualisation



Specialty Retail

Civic Plaza

Open Space

Childcare

Community Facility

Library

Illustrative view from the open space towards the Community Hub and retail