

DKO

1A & 1B VALLEY ROAD  
59 - 63 TRAFALGAR AVENUE  
LINDFIELD

SSD APPLICATION - DESIGN REPORT



NAARM/MELBOURNE

WARRANG/SYDNEY

MEANJIN/BRISBANE

BOORLOO/PERTH

TĀMAKI MAKĀURAU/AUCKLAND

HO CHI MINH CITY

**REPORT PREPARED BY**

DKO Architecture  
Telephone +61 2 8346 4500  
info@dko.com.au

REVISION	COMMENT	DATE	WRITTEN BY / REVIEWED BY
A	Issue for SSDA Submission	17.04.2025	GK, AL, MA / NB

# ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the traditional Custodians of the land on which we design and construct our Projects, the Darramuragal and Terremerragal People of Lindfield. We pay our respects to their Elders, past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples here today.

The Darramuragal and Terramerragal people have cared for this land for tens of thousands of years, nurturing its rivers, plants, animals, and knowledge systems. As we design and construct on this Country, we recognise their enduring connection to this land, sea, and sky, and the rich cultural heritage they bring to our shared community.

May we walk together with mutual respect, learning from the strength and wisdom of the Darramuragal and Terramerragal People and honouring their ongoing contributions to this land. To best represent the Darramuragal and Terramerragal People in the Connecting to Country and embedding their cultural views into our Project.

# PROJECT TEAM

DEVELOPER



ARCHITECT



CONNECTING WITH COUNTRY

JMP Aboriginal Consultancy

LANDSCAPE ARCHITECT

Paul Scrivener

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# 01. DESIGNING WITH COUNTRY

# PRINCIPLES

## ABORIGINAL DESIGN PRINCIPLES

### Aboriginal design principles

**Aboriginal led/** Aboriginal people (designers, elder and community members) should be leading or co-leading the Indigenous design elements.

**Community involvement/** The local Aboriginal communities to be engaged in this process; can we use their patterns? Can they design patterns for the project?

**Appropriate use of Aboriginal design/** All Aboriginal design elements must be approved by consulted Indigenous elders and community members. If approval is not given, the knowledge will not be used on the project.

### Design approach

**Image - Signage/surface treatment/ walls/art/** Signage tells the Country and its people's story. Surface treatments use local Aboriginal design knowledge, commissioned from artists, or urban designers who engage with community for approval.

**Space - Indigenous space/ landscaping/** Aboriginal Space. A space or landscape where Aboriginal culture can be celebrated, including cultural land-management practices, firestick farming, daisy yam propagation, and the like

**Language -** Using language in the built environment to use it and keep it alive.

### Country focused design

**Overall, Aboriginal Australia** has a simple but quite different hierarchy when it comes to their connection to nature. It is best contrasted against human-focused design, depicted below.

How might this shift or enhance current practices?

**Country, over  
Community, over  
Individual**



Country focused design

### This document aims to

1. Provide further cultural context and competency for anyone with interest in the Gweagal people of the area.
2. Propose principles that align with important guidelines, such as the Connecting to Country Guidelines by the NSW Government Architects Office, The International Indigenous Design Charters Principles, and the 3 tenors of the Reconciliation Australia of Respect, Relationships and Participation.
3. Consider high level concepts for how project might engage and co-design with Aboriginal people.

This document has been produced with information sourced from publicly available desktop research on Country, people and culture and will develop / change based upon ongoing consultation with Aboriginal people with connections to the area.

# DARRAMURAGAL (TERRAMERRAGAL)

## DARRAMURAGAL DARRA MURRA GAL, TARRA-MERRAGAL

Said to be 'in the district of Wanne', but on similarity of name associated with the suburb Turramurra, at the headwaters of the Lane Cove River. Home to the Darramuragal or Darug people for thousands of years - takes in around 85 km<sup>2</sup>, stretching from Boundary Street, Roseville in the south, to Bobbin Head in the north; and from St Ives Showground in the east, to the Lane Cove River in the west.

Eleven weeks after the First Fleet arrived, Governor Phillip set off to find water sources and farming land. On 16th April 1788 the expedition camped at Middle Harbour creek - becoming the first Europeans to set foot in what is now Ku-ring-gai.

## DARRAMURAGAL PEOPLE OF LINDFIELD

The Darramuragal (or Darug-muragal) people are the Traditional Custodians of the area now known as Lindfield, located on the North Shore of Sydney. They are one of several clans within the broader Darug language group, whose lands extend across the northern and western regions of Sydney. The Darramuragal people lived along the waterways, bushlands, and ridgelines, maintaining a deep spiritual and cultural connection to Country.

### Pre-Colonial Life and Culture:

- The Darramuragal people thrived in the Roseville area due to the Lane Cove River and surrounding creeks, which provided an abundance of food, including fish, eels, shellfish and native plants.
- They lived a semi-nomadic lifestyle, moving with the seasons to access different food sources while maintaining sustainable practices.
- Archaeological evidence, such as rock engravings, axe grinding grooves, shell middens, and rock shelters, can still be found in the Garigal National Park and Ku-ring-gai Chase National Park, which are part of their traditional lands.
- Their society was structured through kinship systems, with governance guided by lore, Dreaming stories, and ceremonies that connected them to Country.
- Firestick farming was used to manage the land, promoting biodiversity and hunting opportunities.

## IMPACT OF COLONIZATION

- The arrival of the First Fleet (1788) and subsequent European settlement led to land dispossession, disruption of traditional food sources, and introduced diseases like smallpox, which devastated the local population.
- Conflict and resistance occurred as the Darramuragal and other Darug clans defended their land from encroachment, though they were eventually displaced.
- By the mid-19th century, many Darramuragal people were forced into missions or assimilated into settler society, but their cultural connections remained.

## CONTEMPORARY RECOGNITION

Today, the Darramuragal people's history and heritage are acknowledged in local conservation efforts and cultural revitalization programs. Aboriginal sites within Roseville and the Lane Cove National Park continue to be protected and recognized.

*“WARAMI BUDYARI NAADY’UNYA DHARUG NGURRAWA”  
MEANS “HELLO, WELCOME, GOOD TO SEE YOU ON DHARUG COUNTRY”*

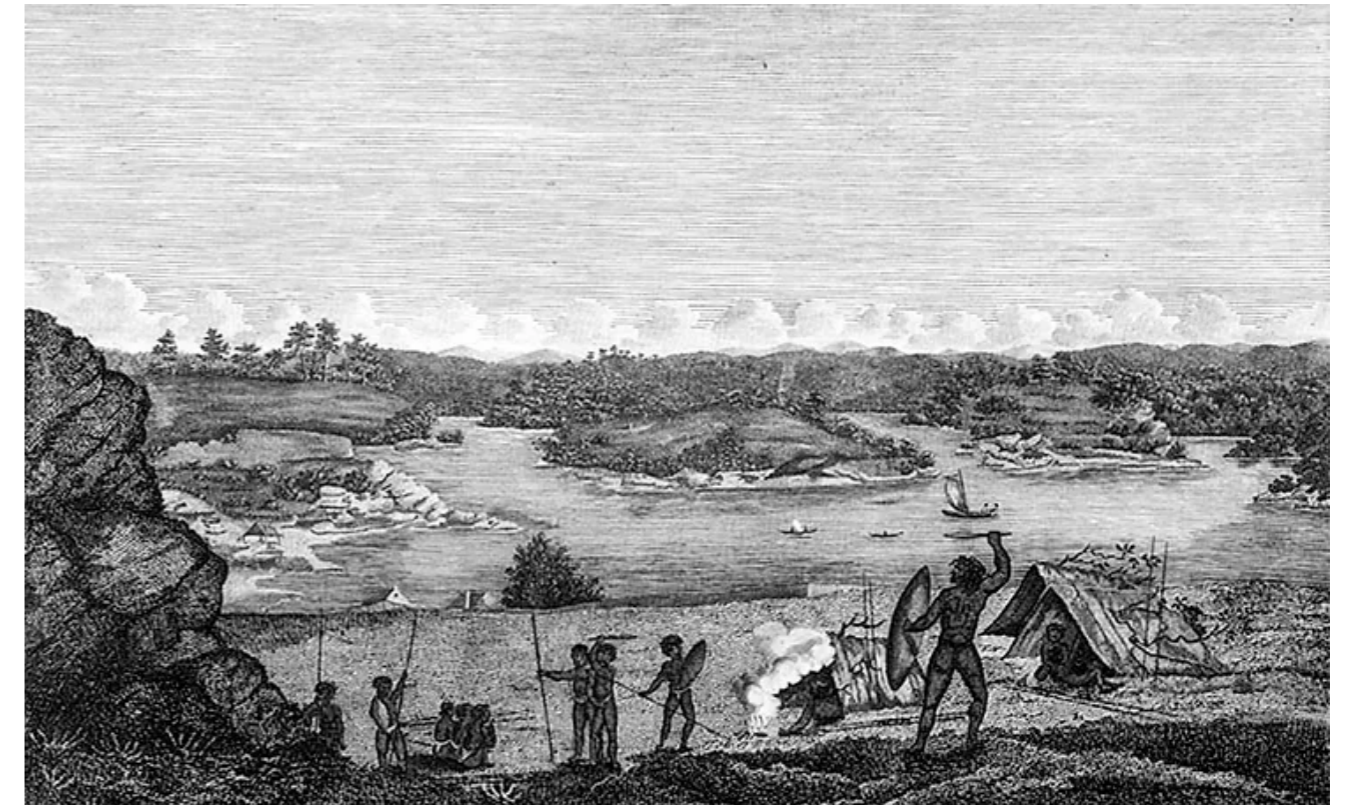
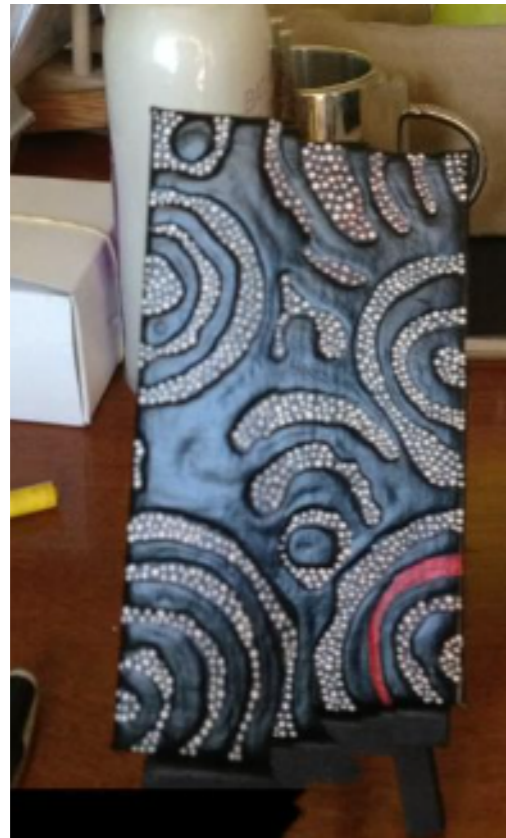


Image: “Native Camp near Cockle Bay with a view of Parramatta River. Taken from Dawes Point. “Probably Memel (Goat Island) in centre. 1.813 engraving by John Eyre.

# DARRAMURAGAL AND TERRAMERRAGAL INFLUENCE IN DESIGN

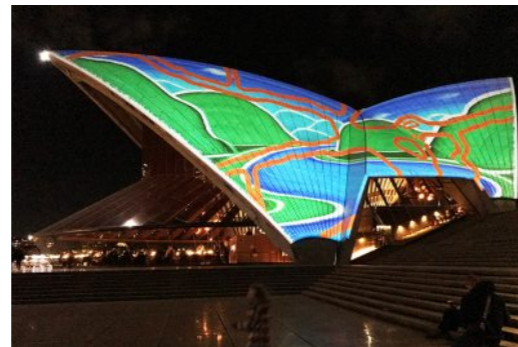
## Artefacts and Art



Artwork: Jess Birk



Artwork: Jess Birk



Artwork: Francis Belle Parker



Artwork: Francis Belle Parker



Women's yam sticks, a paddle (bottom) and a heavy digging stick photo by Joy Lai



A portable grindstone with muller or topstone (photo by Grace Karskens)



Image:-A variety of fishing spears, shields, stone hatchets, clubs and swords by Charles Alexandre Lesueur (1807) Mitchell Collection/State Library of NSW



# FIRST NATIONS DESIGN ELEMENTS

## Entry Statement



Image credit: Scott Cameron Photography. Connection To Country—a project of Mili Mili's at Royal North Shore Hospital, New South Wales.

## Pavement Design



Ballarat Line Upgrade



Bluey Roberts, Rainbow Serpent 1989. Concrete Pavement Photo Sam Roberts

## Garthering Area



Kindy Garden McDowall | Tessa Rose

## Shading Area



The shade canopy Image: Courtesy of University of Tasmania

## Sulptures / Public Art



Macquarie Group 1 Elizabeth Street Public Art - Balarinji

## Immersion Area



Burraja Bush Tucker Garden - Wodonga

# ENGAGEMENT & WALKING WITH FIRST NATIONS

## Walk On Country / Design Input Session



### Walk on Country

Took place on the 13 th of March 2025 For 59 - 63 Trafalgar Ave Linfield to create a cultural narrative with Elder Aunty Jean Moran, Paige Moran and Anthony Freeman from Bush to Bowl

### Design Input Session

Was conducted after the Walk on Country back at the Runaway Spoon Cafe which allowed the Elders and Design Team to collaborate and blend Modern Design with the influence of Indigenous Traditional input.

### Our Elders



**Aunty Jean Moran**  
Aunty Jean is a Cammeraigal Women and respected elder on the Northern Sydney and Beaches Area



**Paige Moran**  
Paige is a Cammeraigal Women that grew up in the local area and is a up and coming respected elder on the Northern Sydney and Beaches Area



**Anthony Freeman**  
Anthony is a Wiradjuri man and Plant specialist from Bush to Bowl



*“To encourage the inclusion of community just like our old people. To sit and to have a yarn”*  
Aunty Jean Moran

# ENGAGEMENT & WALKING WITH FIRST NATIONS

## Walk On Country / Design Input Session - cont.



*“Creeks were a great source of sustenance”*  
Aunty Jean Moran

*“Connection through the tribes with - gal at the end”*  
Aunty Jean Moran



*“Give Give” If you give, I give, we all receive.*  
Anthony Freeman (Bush to Bowl)



*“Pasting on of Cultural Story is my obligation”*  
Aunty Jean Moran



# PRINCIPLES



## DESIGN FOR CONNECTION

The site is carefully arranged to establish a network of open spaces and pathways that connect to the surrounding context, enhancing movement, supporting ecological flow, and strengthening the relationship between sites within Country.



## A FAMILY OF BUILDINGS

Architecturally, the buildings are designed as a cohesive family. Each cluster responds to its specific context, such as orientation, scale, and relationship to the public domain, while maintaining a shared material palette and design language that unifies the site as a whole.



## CONTEXT RESPONSIVE FACADES

The building facades have been strategically designed to respond to each building's contextual climatic conditions, to maximise sunlight and ensure comfort and energy efficiency for residents.

# 02. CONTEXT & PLACE

# WIDER CONTEXT

Lindfield is a leafy, affluent suburb located on Sydney's Upper North Shore, approximately 13 kilometres north-west of the CBD. Known for its tranquil residential character, Lindfield balances a strong heritage presence with modern urban conveniences. Its name, taken from a village in Sussex, England, reflects the suburb's early British colonial roots.

A defining feature of Lindfield is its Heritage Conservation Area, particularly around the Lindfield town centre and surrounding streets. Here, Federation and early 20th-century homes are protected for their architectural and historical significance. The area showcases tree-lined avenues, sandstone features, and preserved streetscapes, contributing to the suburb's established garden suburb identity.

Transport is a key factor in Lindfield's urban connectivity. The Lindfield railway station, on the T1 North Shore Line, provides direct links to the Sydney CBD, North Sydney, Chatswood, and Hornsby. This accessibility has historically driven suburban development, and continues to support a commuter-friendly lifestyle. Bus routes also supplement rail connections, linking the suburb with nearby schools, shopping precincts, and recreational areas.

Lindfield's urban planning integrates green space and conservation priorities, with nearby bushland reserves such as Swain Gardens and proximity to Lane Cove National Park reinforcing its semi-rural charm. The Ku-ring-gai Council actively manages urban development to preserve heritage character while supporting appropriate density near transport hubs, particularly through medium-rise residential developments near the town centre.

In summary, Lindfield is a suburb where heritage, transport, and environmental conservation intersect, offering a high-quality urban lifestyle within a historically rich and green setting.



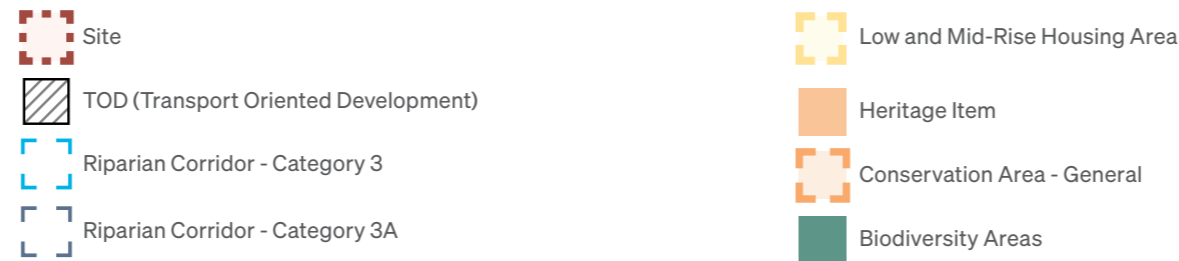
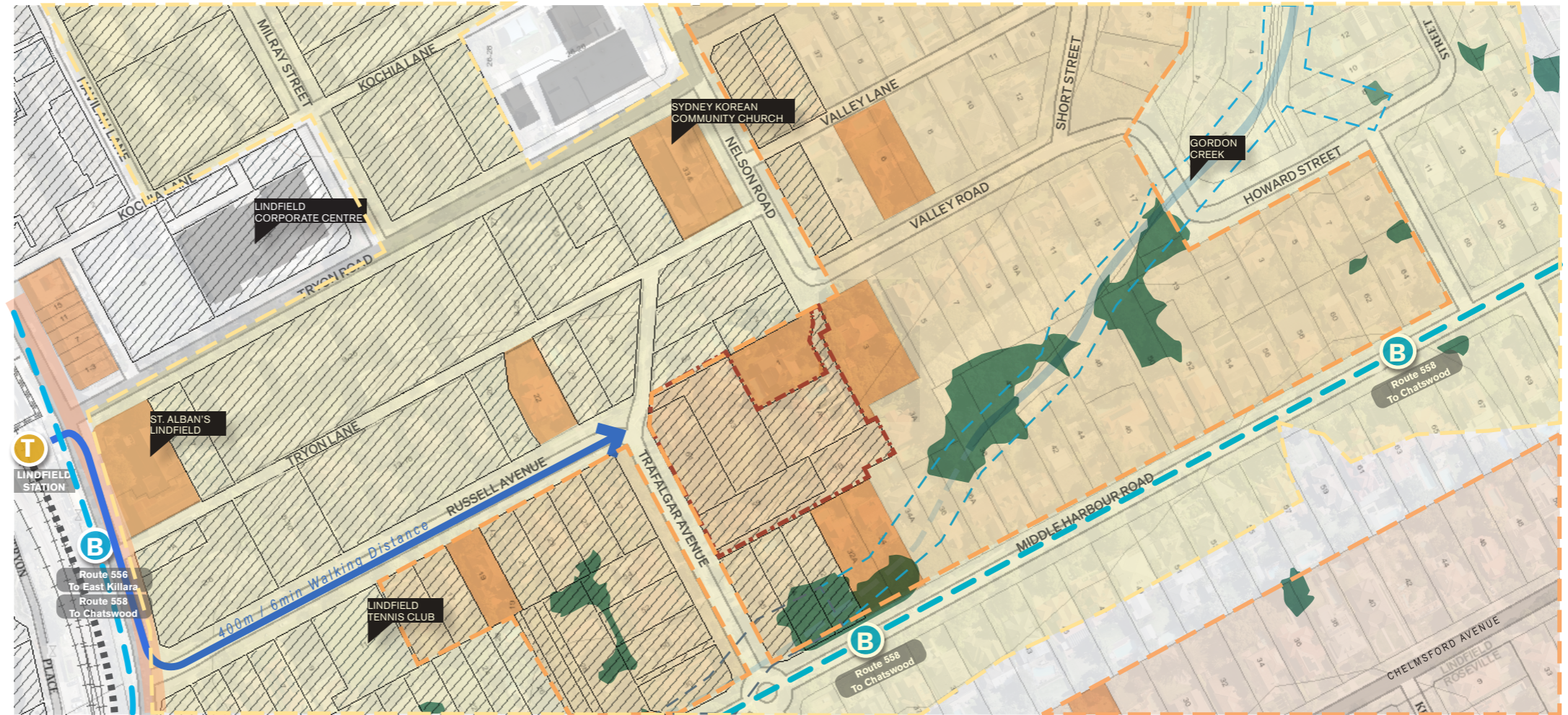
# LOCAL CONTEXT

The site, located on 1A & 1B Valley Road and 59-63 Trafalgar Avenue in Lindfield, sits within a well-established residential neighbourhood characterised by its leafy streetscapes, proximity to key infrastructure, and environmental sensitivity. Trafalgar Avenue forms part of a tranquil pocket in Lindfield that benefits from its strategic position between the Lindfield local centre and significant biodiversity and riparian corridors. It is a unique urban setting where environmental sensitivity, strategic access to public transport, and suburban character converge. Any future development or land use change must carefully navigate these layered planning considerations to support sustainable, context-sensitive urban growth.

To the west and south of the site lies a riparian corridor associated with Moores Creek, which feeds into the Lane Cove River system. This corridor plays a vital ecological role, supporting local biodiversity, aiding stormwater filtration, and providing habitat connectivity for native flora and fauna. This area's natural vegetation includes mature canopy trees and understory planting, reflecting both remnant bushland and council-led revegetation efforts. The site's proximity to this corridor means development must consider ecological buffers, water-sensitive urban design (WSUD), and measures to reduce environmental impact.

The area is also influenced by its location within a Transport-Oriented Development (TOD) zone, given its relative closeness to Lindfield Station. This positioning aligns with Ku-ring-gai Council's strategic planning objectives to increase housing density and diversity within walking distance of public transport while maintaining the low-density residential character of the surrounding area. Trafalgar Avenue sits just outside the immediate high-density zone, making it a transitional area where sensitive infill development is possible, provided it respects both environmental constraints and heritage context.

Further contributing to the site's local urban character is its proximity to designated biodiversity areas, mapped under Ku-ring-gai's local environmental plans. These areas reinforce planning controls aimed at preserving native species, minimising vegetation loss, and encouraging tree canopy retention, a hallmark of Lindfield's visual and ecological identity.



# IMMEDIATE CONTEXT

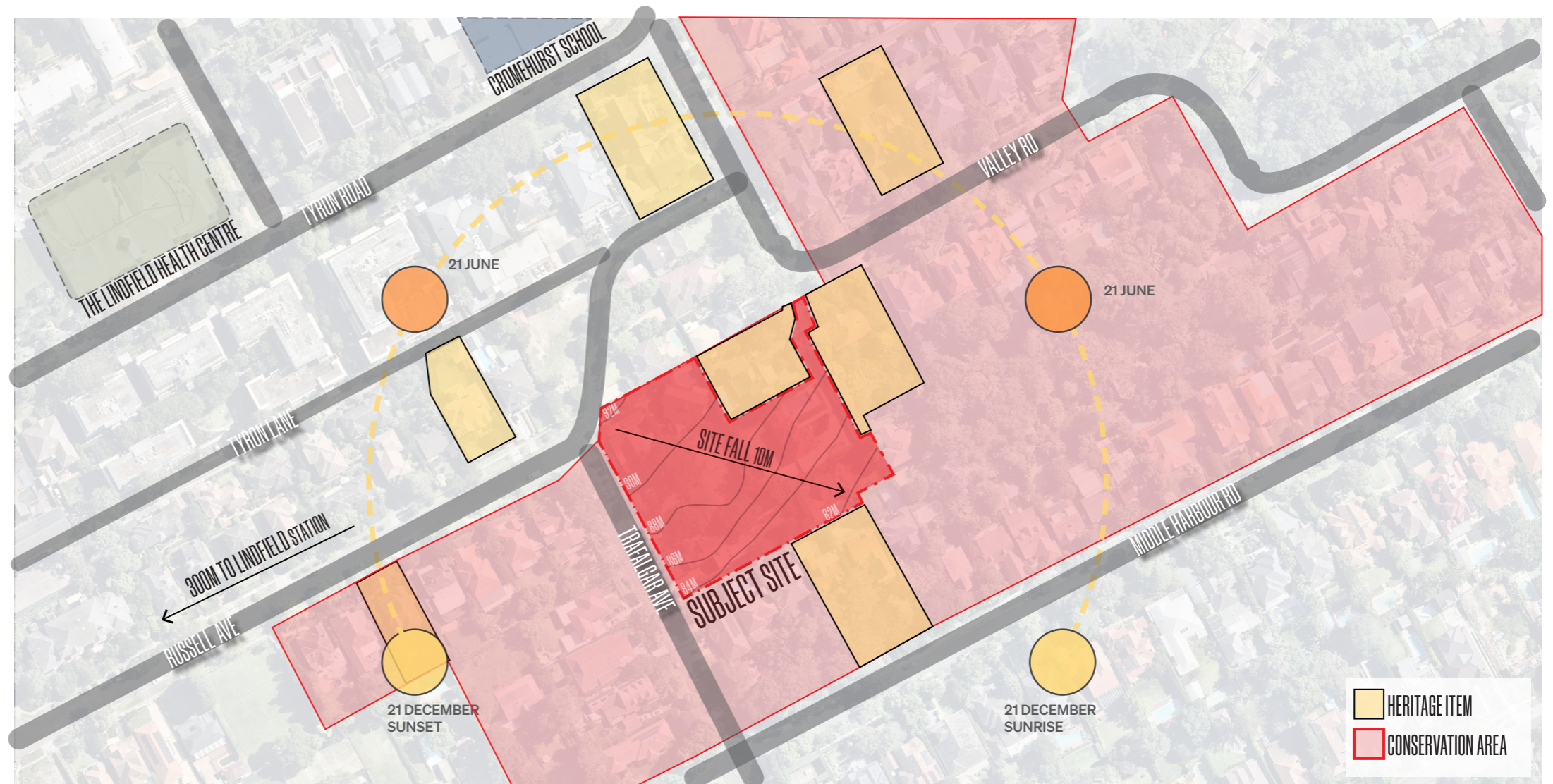
The intersection of Valley Road, Trafalgar Avenue, and Middle Harbour Road in Lindfield forms a quiet, well-established residential pocket nestled within Sydney's Upper North Shore with a strong sense of place. This area is characterised by low-density detached housing, wide green verges, and mature street trees that contribute to a distinctly suburban, leafy character.

This locality is situated just east of the Lindfield Heritage Conservation Area. The urban grain in this area is spacious, with blocks generally oriented to maximise privacy and solar access. Street frontages are well-vegetated, reinforcing the sense of enclosure and suburban calm. Trafalgar Avenue and Middle Harbour Road are relatively quiet, local-access streets with minimal through traffic, while Valley Road serves as a slightly more connected corridor, linking to Pacific Highway and public transport options.

To the south and east of this node, the landscape begins to dip towards a riparian corridor linked to Moores Creek, introducing topographic variation and ecological significance. This creates natural buffers and visual relief, as well as introducing biodiversity constraints to development in lower-lying parts of the area. This immediate proximity to the riparian zone means that many sites back onto or are adjacent to native vegetation, increasing the ecological sensitivity of the precinct.

Despite its quiet setting, the area is within a walkable radius (~10–15 minutes) of Lindfield Station and the local centre, aligning it with Transport-Oriented Development (TOD) planning principles. As such, this area represents a transition zone between the higher-density housing near the station and the bushland-fringe residential zones further east.

In conclusion, the immediate urban context around Valley Road, Trafalgar Avenue, and Middle Harbour Road blends suburban residential character, ecological sensitivity, and strategic accessibility, making it a distinctive and highly valued part of Lindfield's urban fabric.



# STRATEGIC CONTEXT

## COUNCIL LOCAL ENVIRONMENTAL PLAN 2009 (LEP)

Applicable LEP classifications of the site are shown on the right hand side of the page.

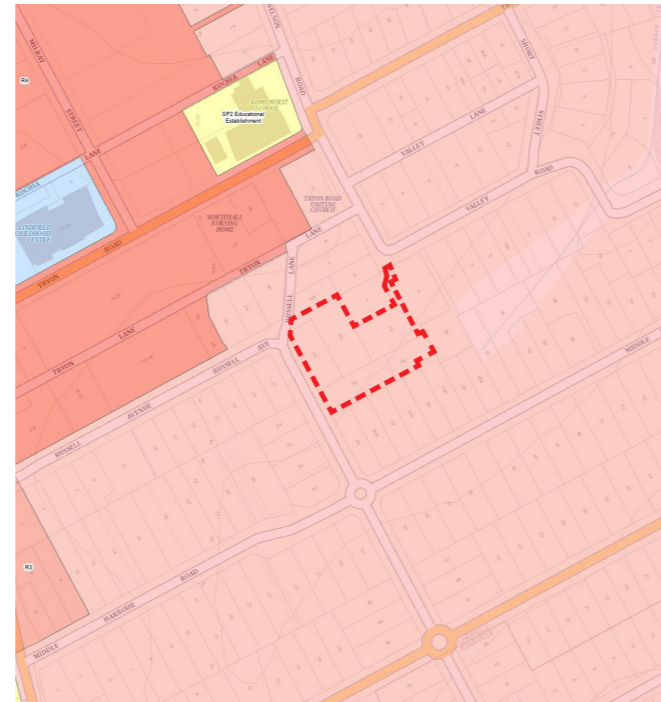
## HOUSING SEPP 2024 AMENDMENT - CH5 (HSEPP - TOD)

The proposal incorporates the new Transit-Oriented Development (TOD) planning controls, which permit a maximum building height of 22 metres and a Floor Space Ratio (FSR) of 2.5:1. Additionally, 2% of the development is required to be delivered as on-site affordable housing in perpetuity. 30% bonus on LEP provisions increases the allowable Maximum Building Height to 28.6m and Floor Space Ratio to 3.25 : 1.

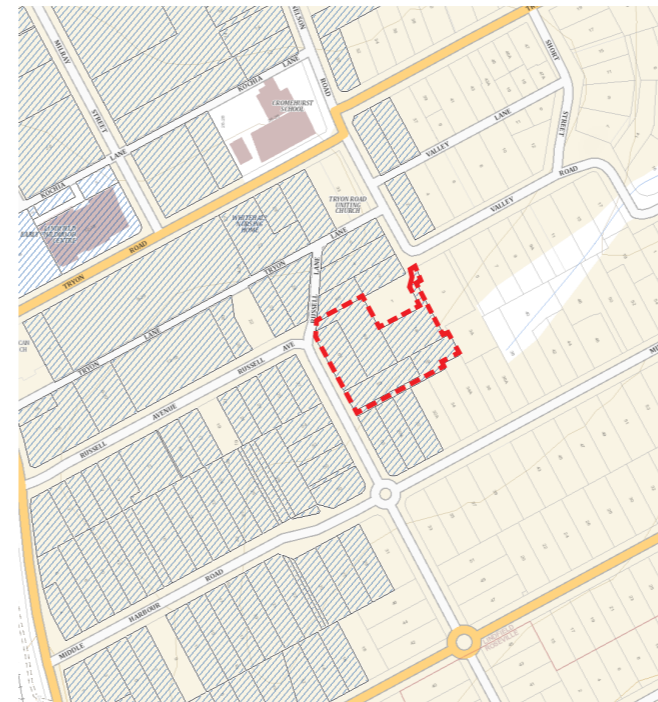
## HOUSING SEPP 2021 (HSEPP)

The proposal incorporates the Infill Affordable Housing provisions, applying a 30% bonus to the LEP controls. This increases the allowable maximum building height to 28.6 metres and the Floor Space Ratio (FSR) to 3.25:1.

## Land Use Zoning - R2 Low Density Residential.



## TOD Zoning



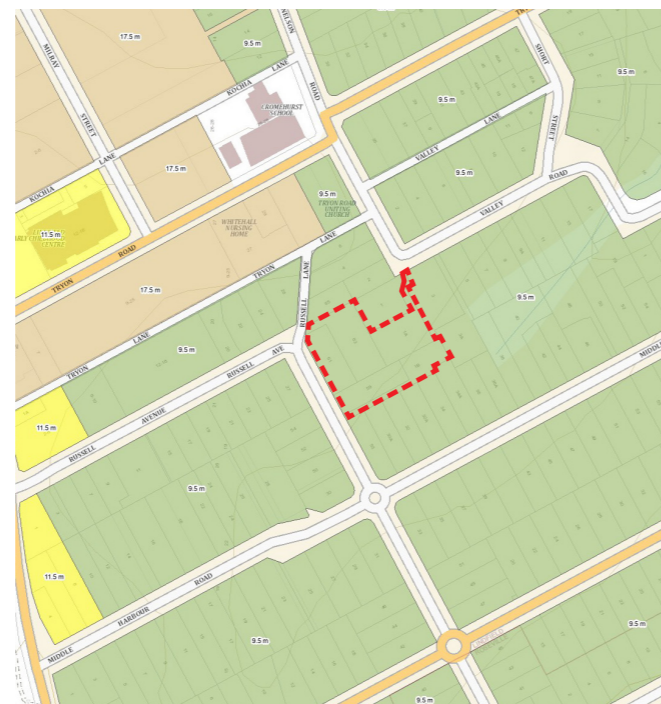
## Floor Space Ratio - 0.3:1



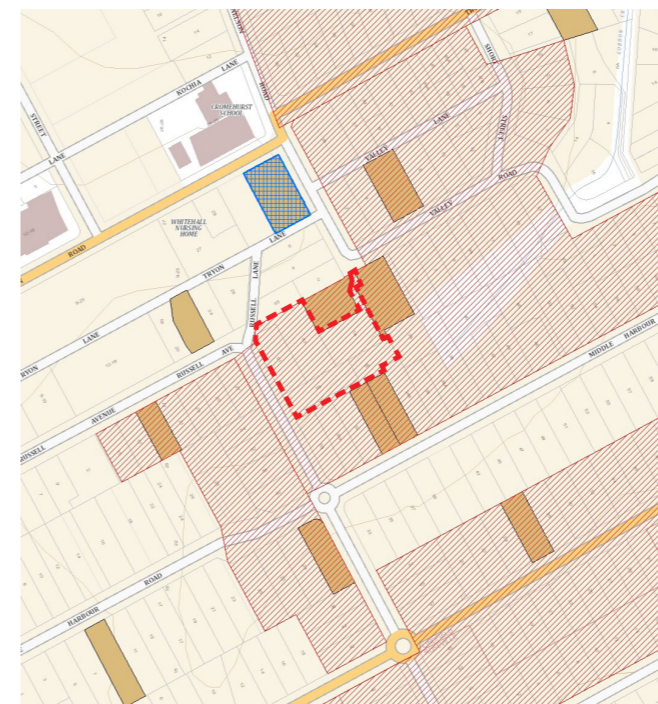
## Low and Mid-Rise Housing Areas



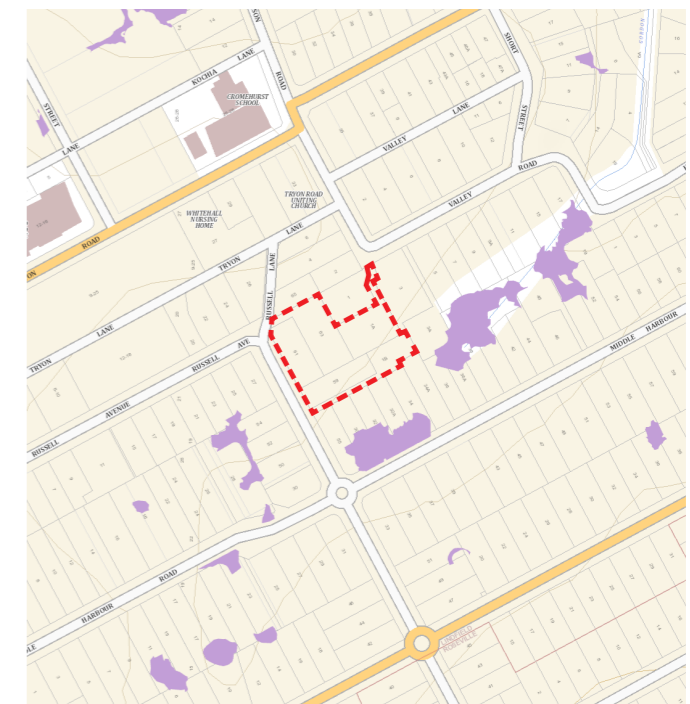
## Maximum Height - 9.5m



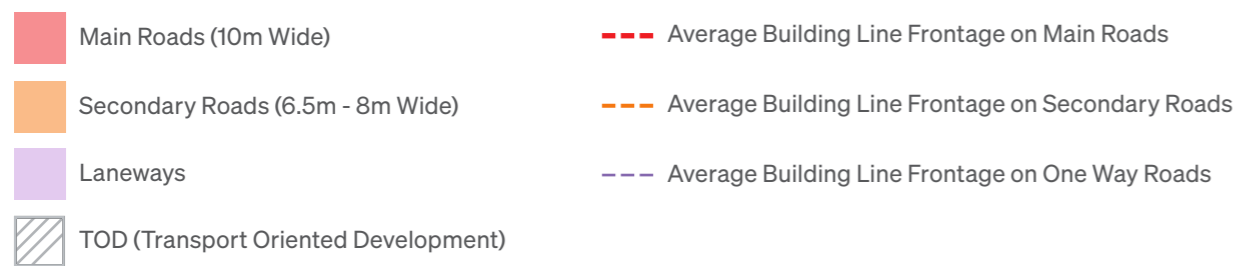
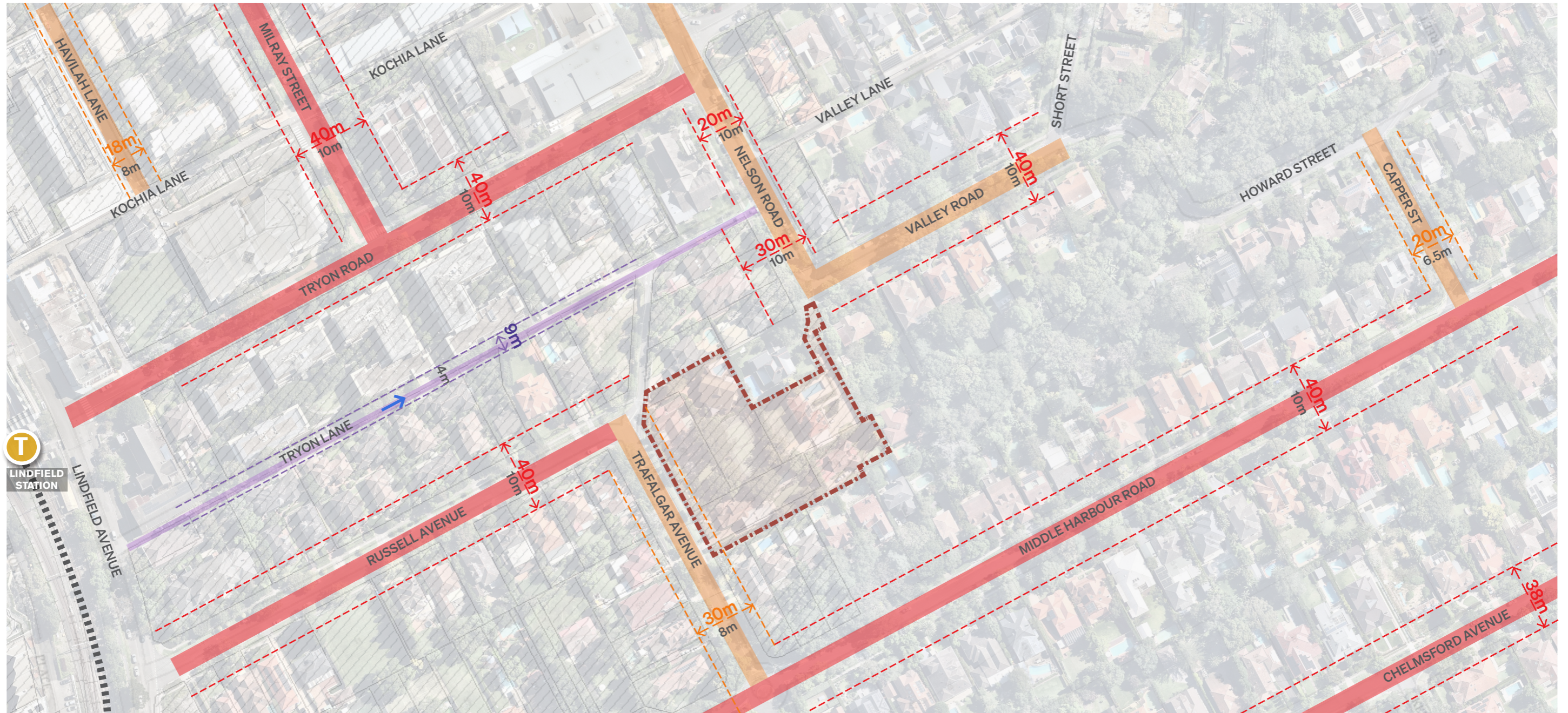
## Heritage - Heritage item adjacent to the site.



## Biodiversity Value - No direct impact to site.







# LOCAL CONTEXT - STREET HIERARCHY AND ACCESS



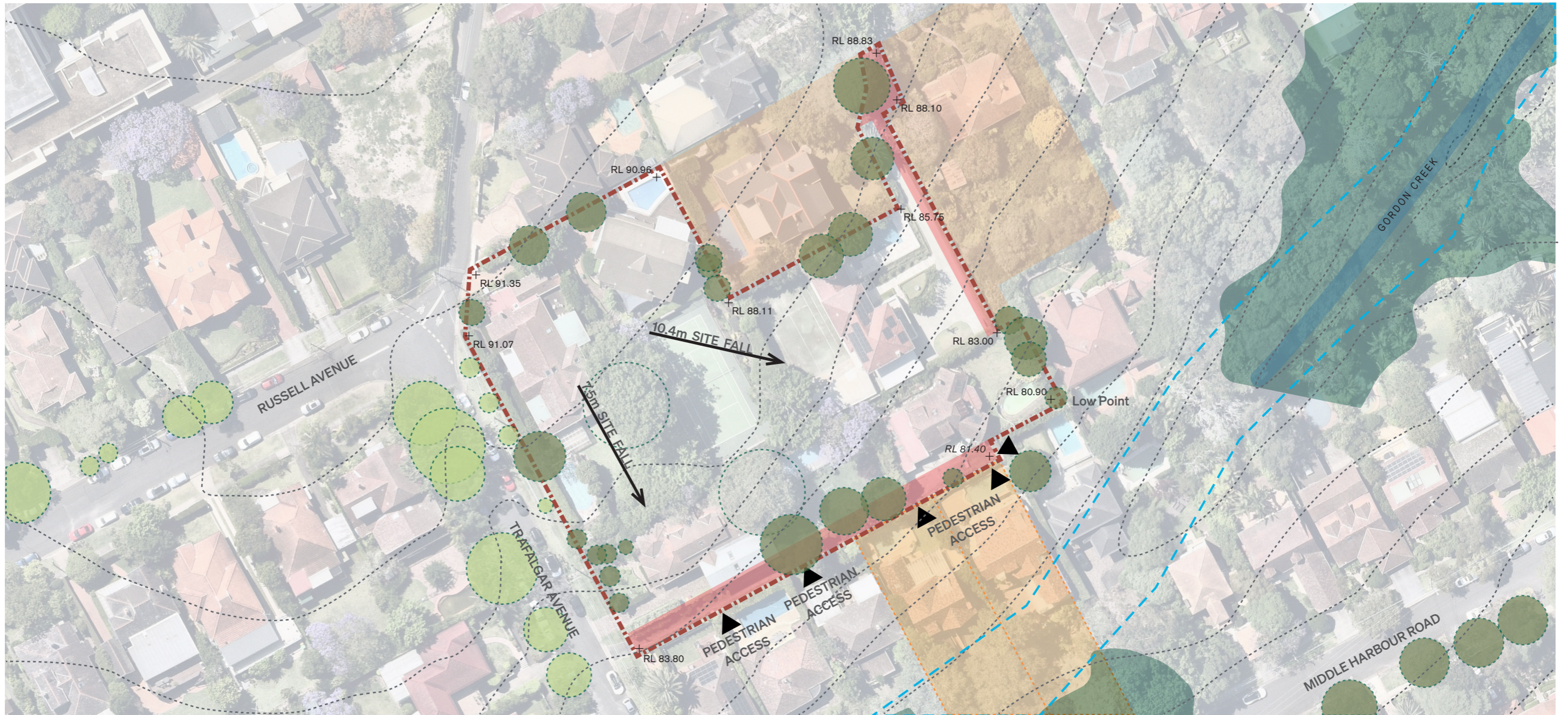
# STREET FRONTAGE & RIGHT OF WAY



-  Right of Way
-  Entry Points
-  Pedestrian Access Path
-  Pedestrian movement from Station



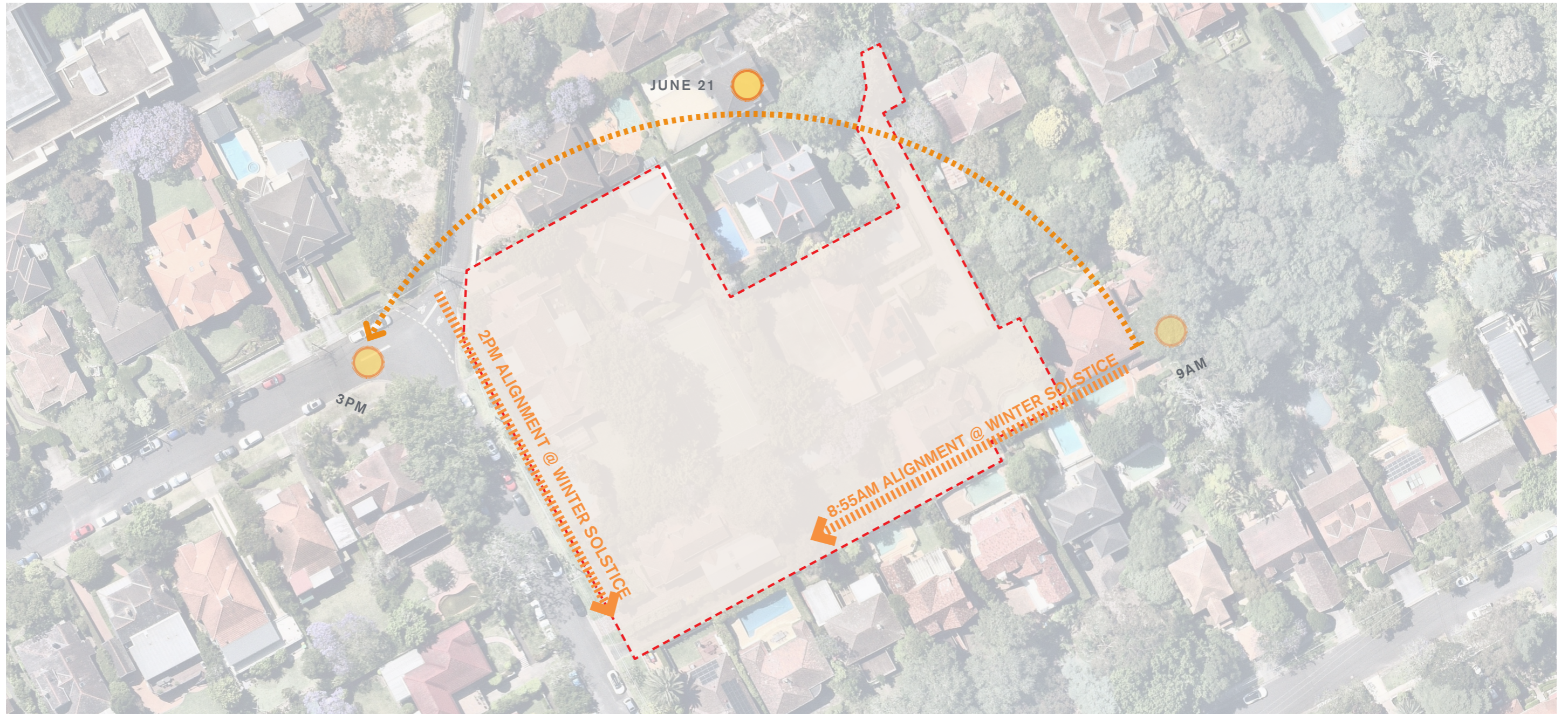
# TREE CANOPY



- Biodiversity Values
- Riparian Corridor
- Heritage Item
- Existing Street Trees
- Existing ROW / Easement
- Medium value Trees



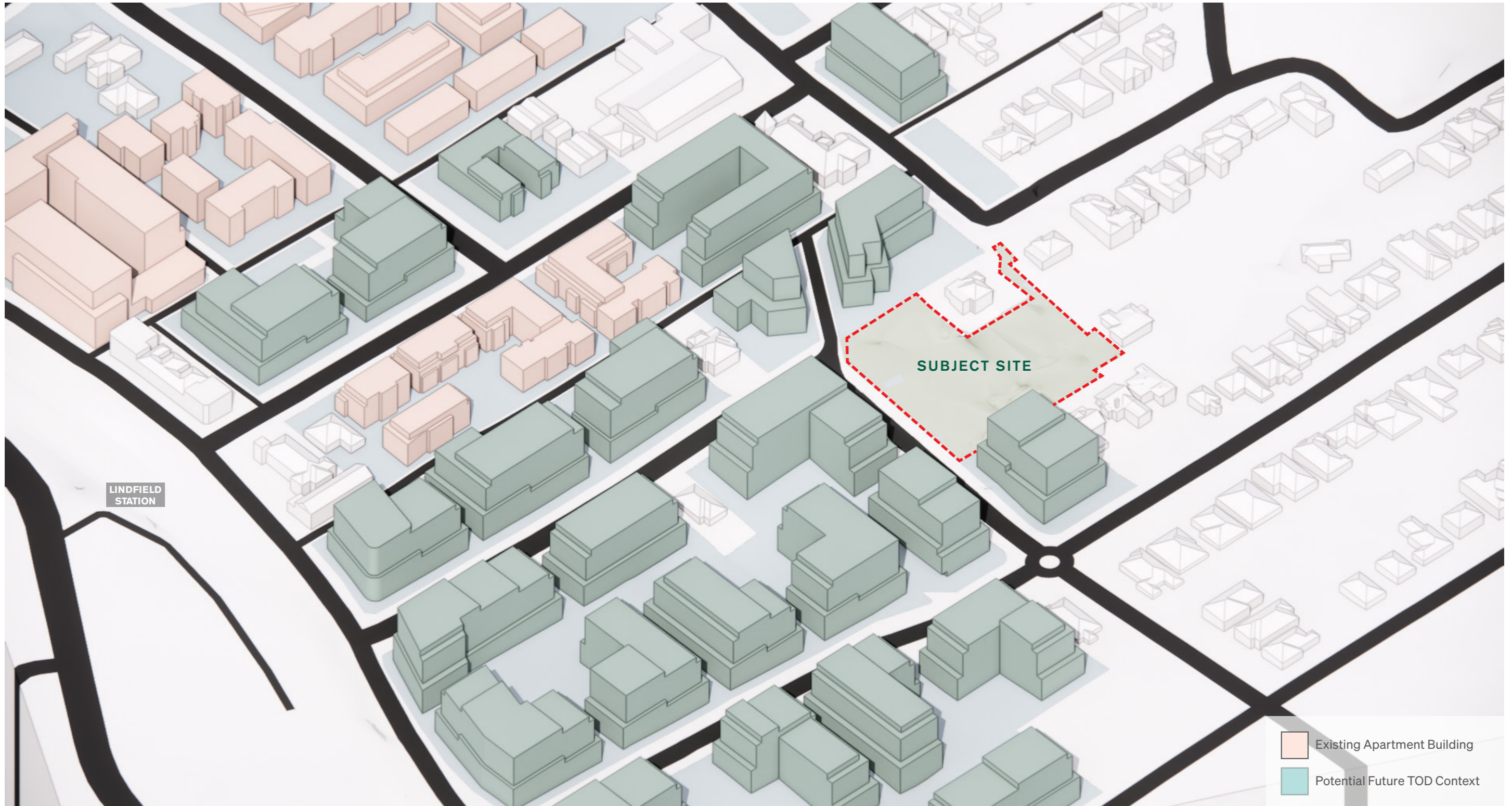
# SOLAR ALIGNMENT



\*Due to the site's orientation, there are constraints on achieving optimal solar access. As a result, solar access has been assessed over an extended period from 9:00am to 4:00pm.

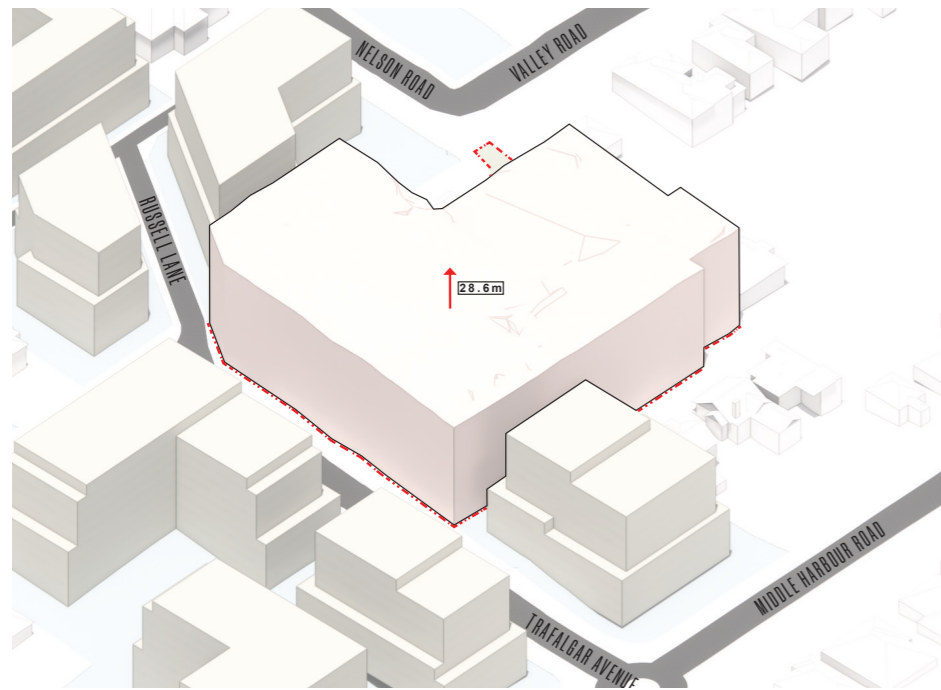


# FUTURE BUILT FORM



# 03. BUILT FORM & URBAN DESIGN RESPONSE

# BUILT FORM EVOLUTION



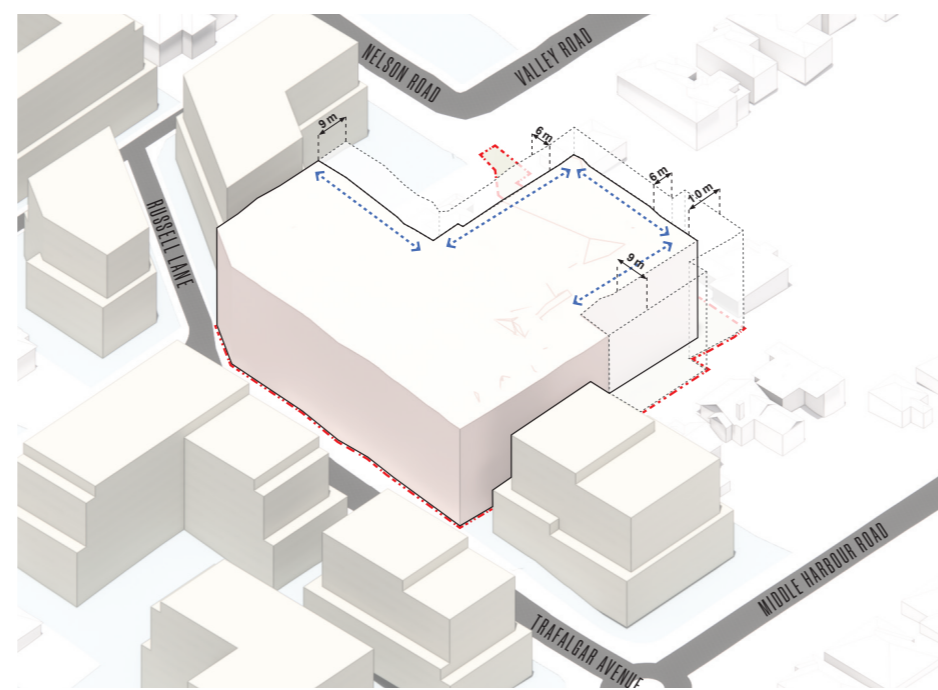
## SITE MASS

Under Housing SEPP Chapter 5 / c155:

- FSR - 2.5:1
- HOB - 22m

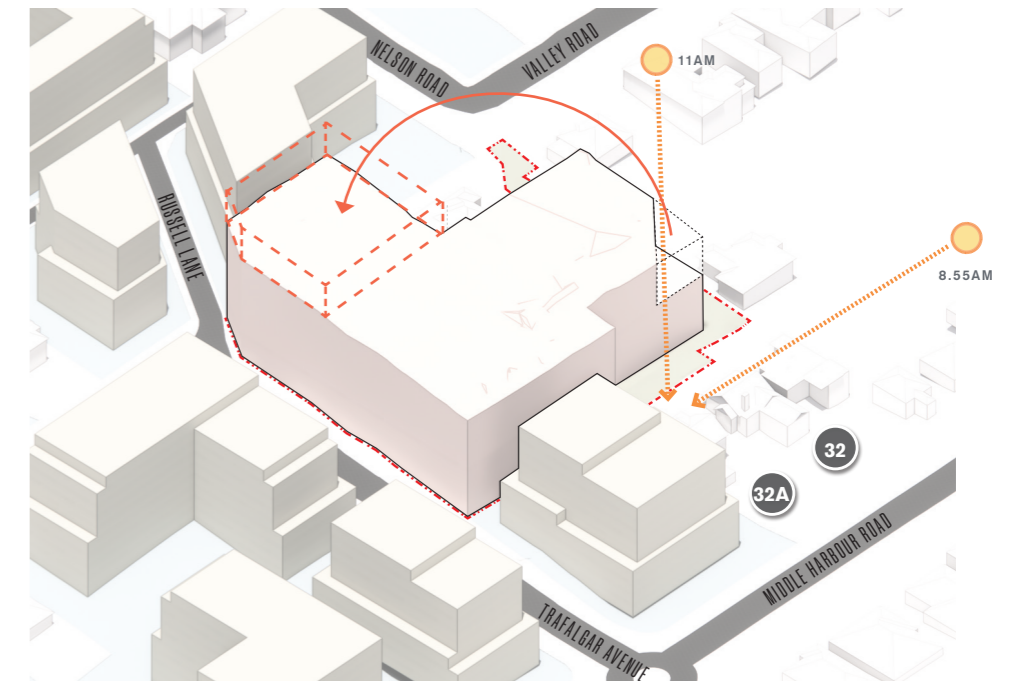
Under Housing SEPP Chapter 2 / c16 & c18

- Max. FSR - 3.25:1 (Additional 30%)
- Max. HOB - 28.6m (Additional 30%)



## LOWER DENSITY INTERFACE

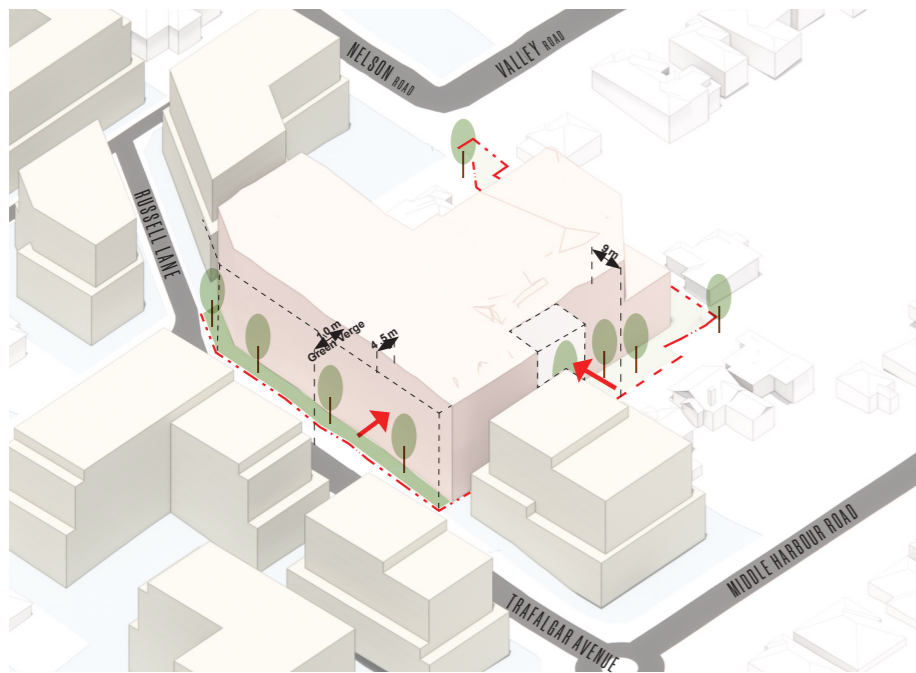
Provide increased setbacks where the building interfaces with adjoining lower-density residential zones, ensuring a sensitive transition in scale and maintaining neighbourhood character.



## SOLAR ACCESS TO SOUTHERN NEIGHBOURS

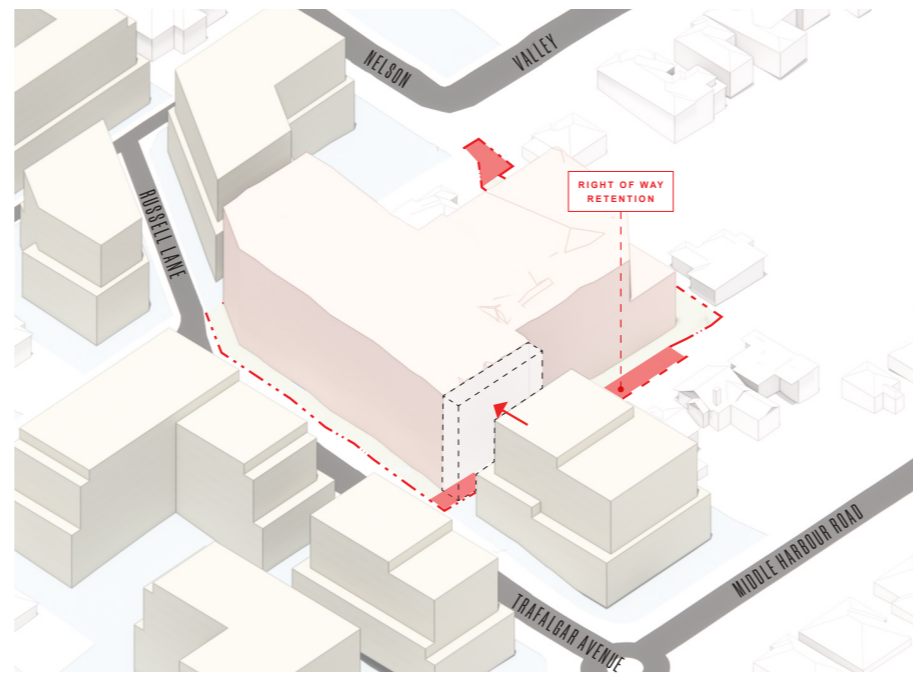
Reduce the building massing to preserve solar access for neighbouring properties to the south, ensuring compliance with overshadowing controls and maintaining residential amenity

# BUILT FORM EVOLUTION



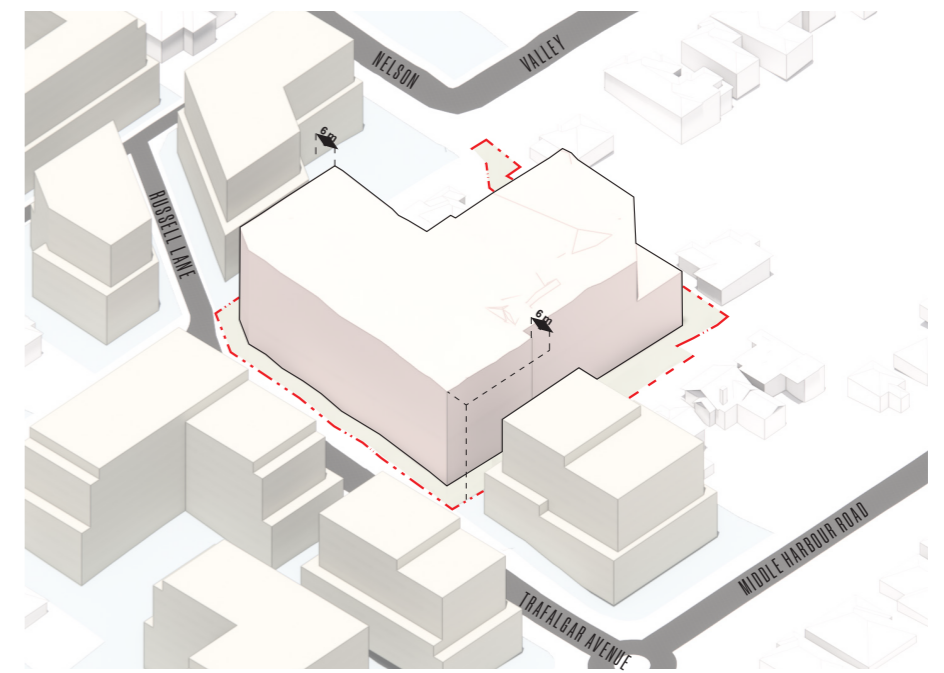
## TREE RETENTION AND DEEP SOIL ZONES

Setback the building massing to accommodate tree retention and designated deep soil zones, supporting long-term landscape health and urban canopy preservation



## ROW RETENTION

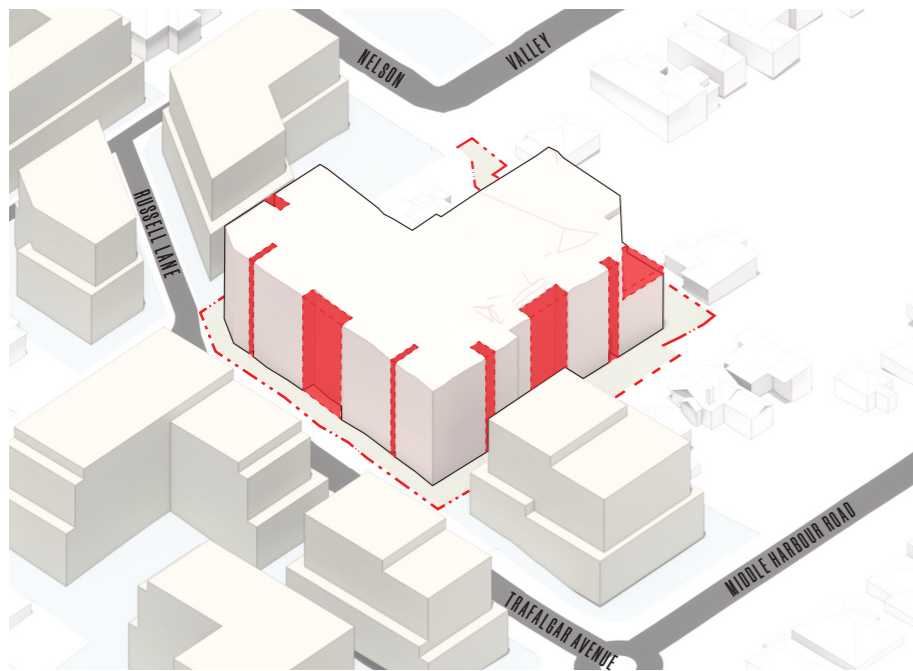
Setback the building to maintain the existing right of way, ensuring continued access and respecting site constraints



## UPLIFT ZONE SETBACK

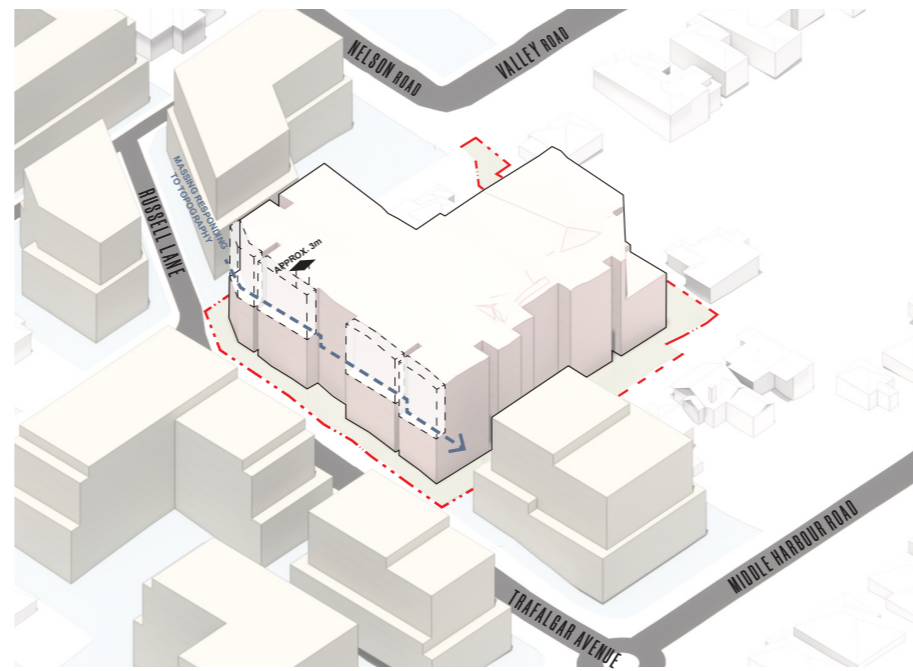
Introduce setbacks to the uplift zone to minimise overshadowing impacts on adjoining properties and enhance solar access

# BUILT FORM EVOLUTION



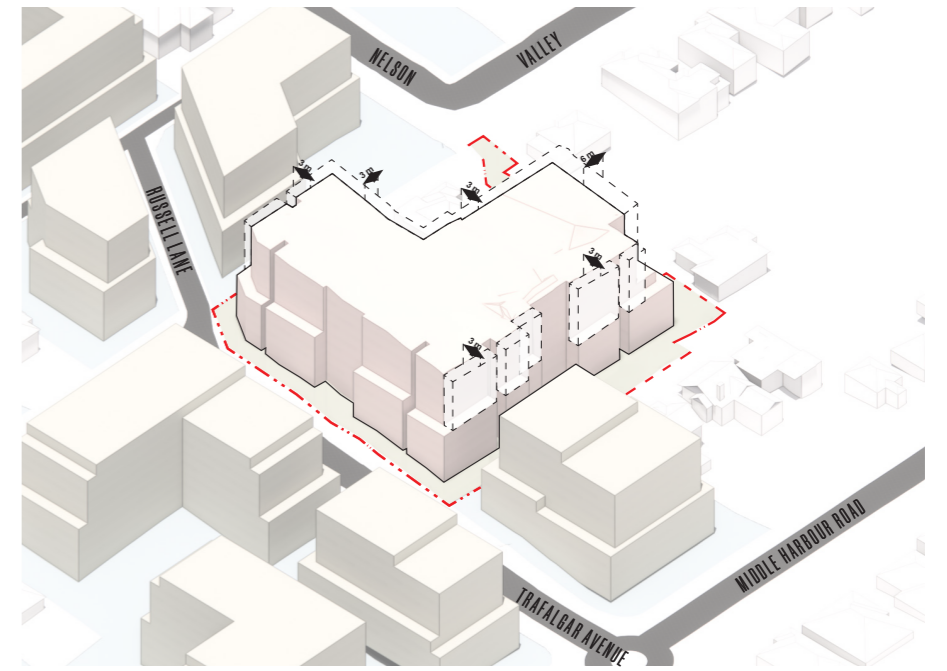
## VERTICAL BUILDING ARTICULATION

Incorporate vertical articulation to break down the building mass and reduce visual bulk, improving the overall streetscape presence and perceived scale



## REFINING STREET CHARACTER

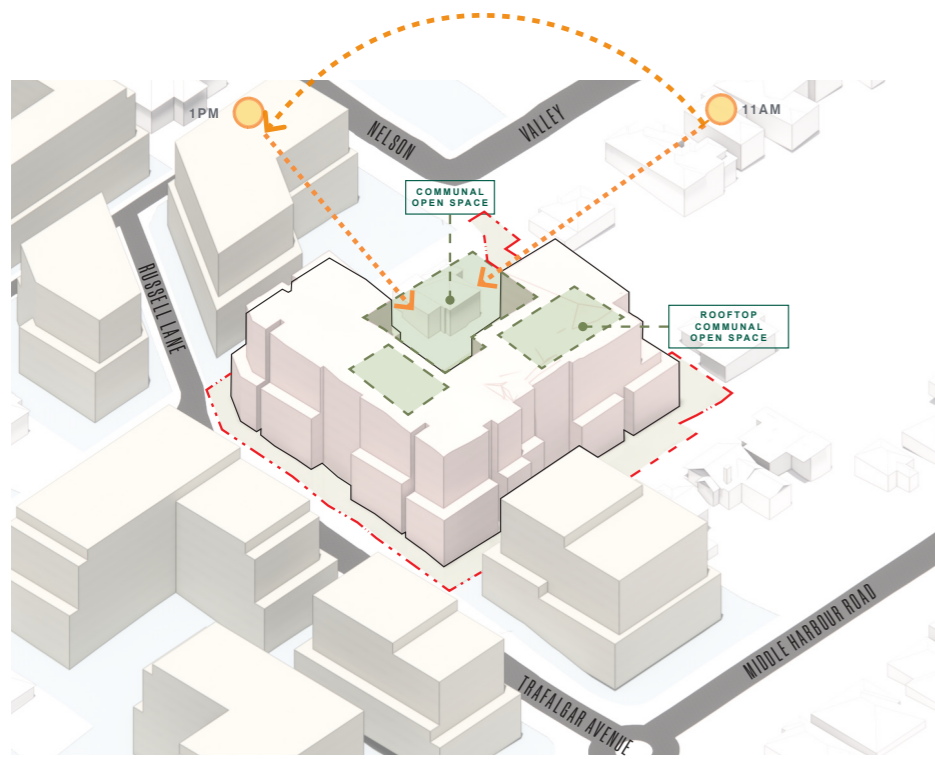
Introduce an additional setback to the podium along the street frontage to better respond to and align with the established street character



## ABOVE 4 STOREY ADG SETBACK

Apply ADG compliant setbacks above the fourth storey to maintain visual privacy for adjoining developments

# BUILT FORM EVOLUTION



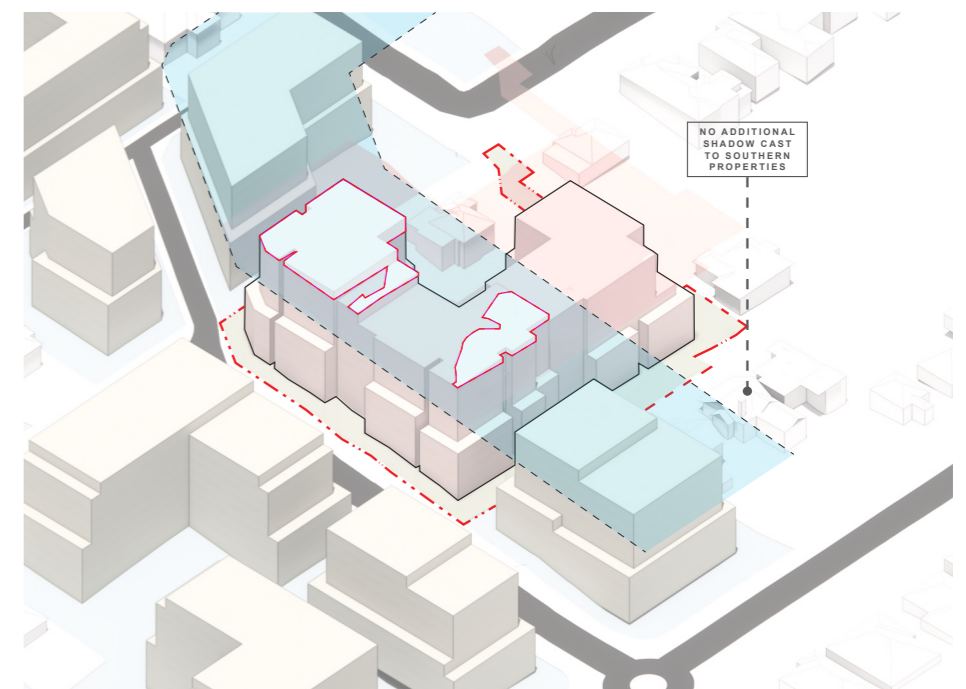
## COMMUNAL OPEN SPACE

Establish communal open spaces within a central courtyard and on the rooftop to enhance resident amenity and encourage social interaction.



## LANDSCAPE BUFFER

Provide a landscaped buffer around the site to enhance visual privacy and offer acoustic protection from surrounding developments and roadways



## TOD HEIGHT ALIGNMENT

The stepped form is introduced to respond to the site's steep topography, ensuring a gradual integration with the landscape while minimizing the potential for additional shadow impact on neighboring properties.

# 04. ARCHITECTURE & MATERIALITY

# FACADE PRINCIPLES

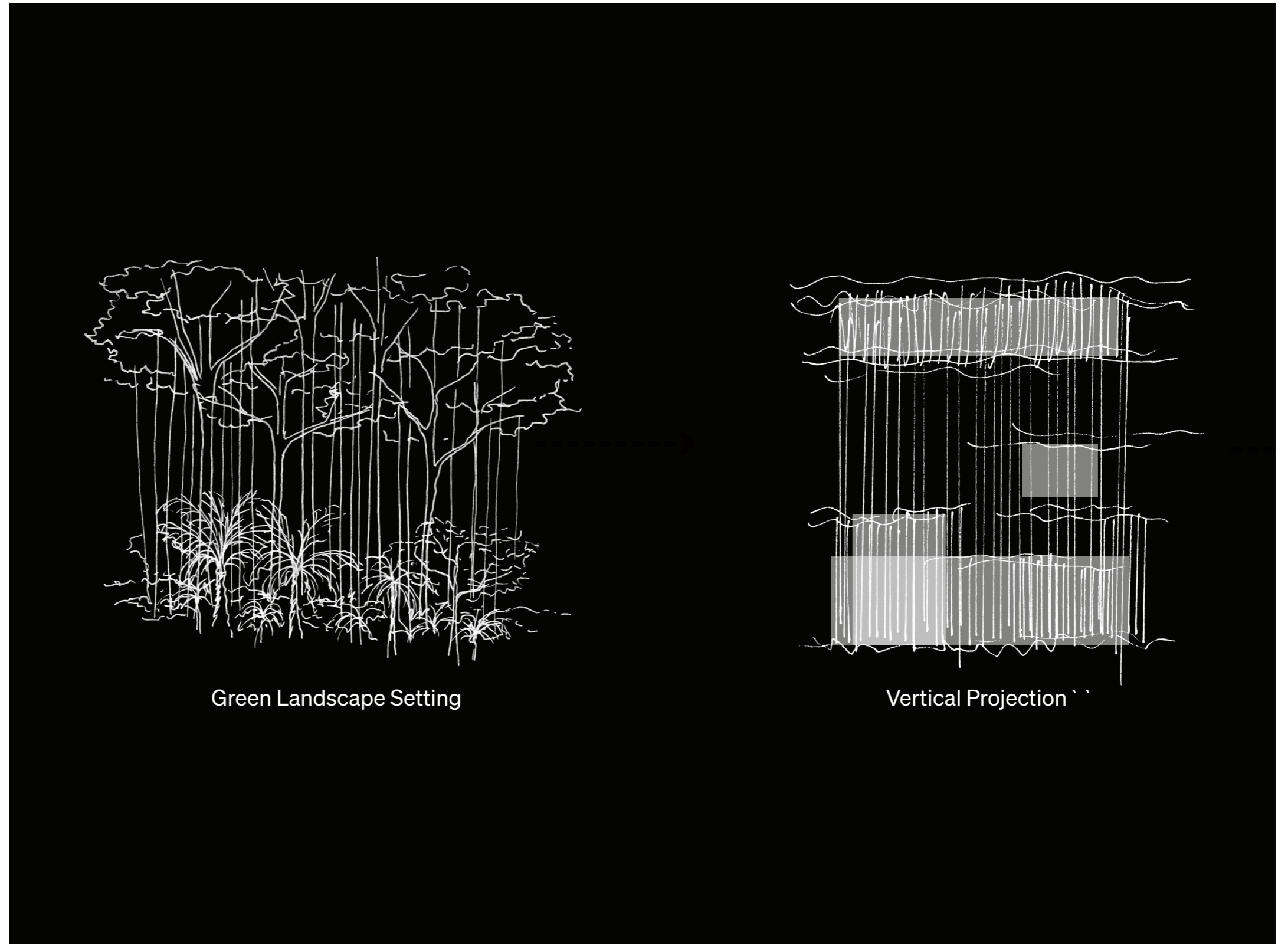
The façade strategy for the proposal is underpinned by a set of key design principles that promote a refined architectural expression, contextual sensitivity, and a human-scaled urban response. Central to this approach is a layered and sculptural composition, where massing, materiality, and depth are strategically modulated to create a dynamic and visually legible built form.

The architecture is defined by a clear hierarchical organisation: a robust, grounded podium provides a strong interface with the public realm, while lighter upper tiers recede into the skyline. This legibility supports both urban scale and human experience. The podium is expressed in tactile, enduring materials such as brick, establishing a sense of permanence and reinforcing the building's connection to the street. The material's texture and warmth offer a familiar and resilient character, contributing to a cohesive and contextually appropriate streetscape.

In contrast, the upper levels are treated with a lightweight architectural language, incorporating aluminium projections, smooth render, or lightweight framed systems. This transition in materiality and tone reduces perceived bulk, enhancing the building's integration into its surroundings. The upper façade is articulated through a deliberate and consistent rhythm of vertical and horizontal elements, creating visual order, proportion, and balance.

A critical design strategy is the introduction of a recessed negative tier, a design element that horizontally breaks the massing and adds depth to the architectural composition. Treated in shadow-toned finishes, this band introduces relief and sculptural contrast, helping to mitigate scale and contribute to a layered architectural presence. This negative space acts as a visual and spatial counterpoint, reinforcing the interplay of solid and void and enhancing the building's vertical and horizontal proportions.

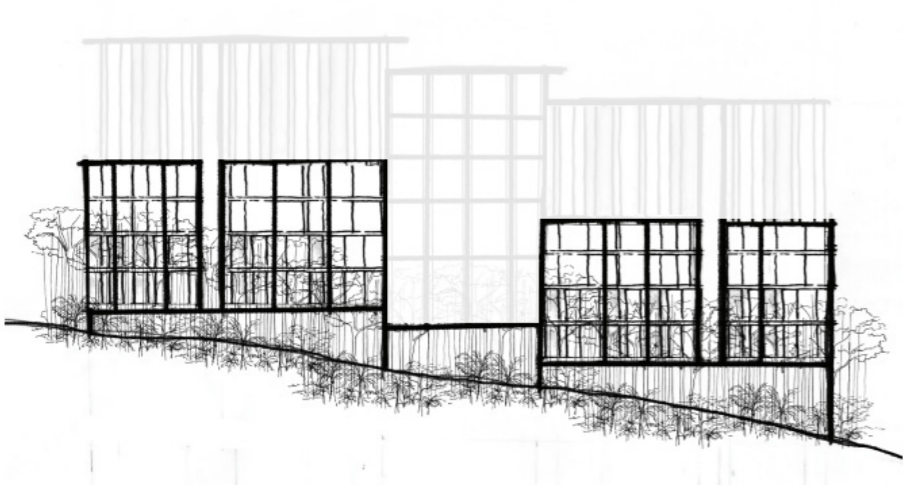
These principles work together to deliver a façade that is contextually responsive, visually dynamic, and human scaled. The carefully considered balance between heavy and lightweight materials, shadow and light, and texture and smoothness ensure a rich and diverse architectural expression that strengthens the building's urban presence while meeting a high-quality development's functional and environmental demands.



Green Landscape Setting

Vertical Projection

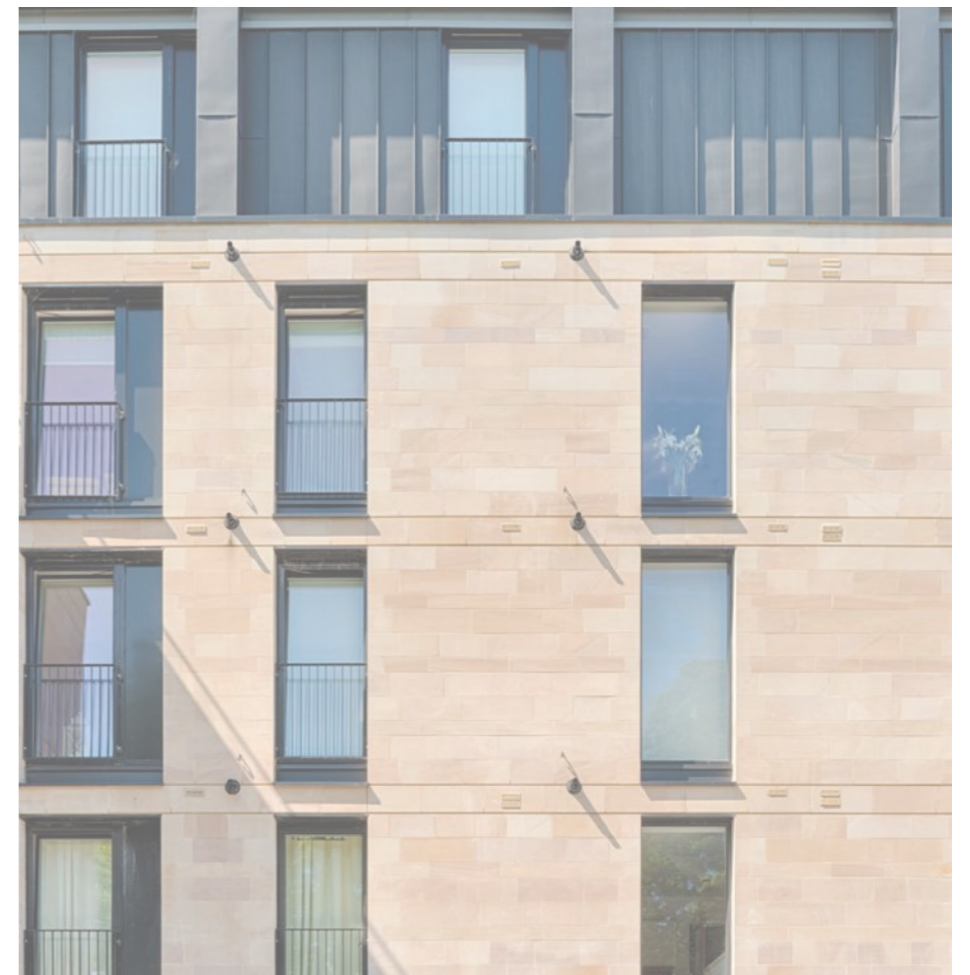
# BASE PODIUM



**STRONG TACTILE MASONRY BASE**

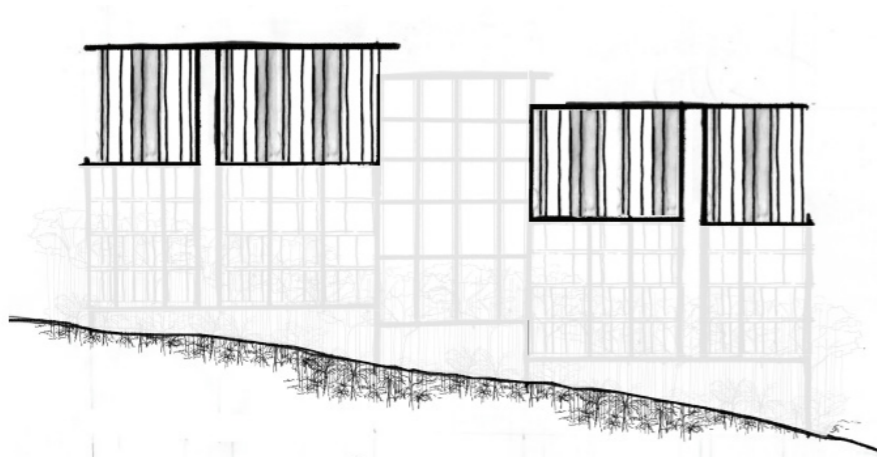


**VERTICAL BANDING**



**SANDSTONE BASE**

# UPPER TIER



STEP DETAILING

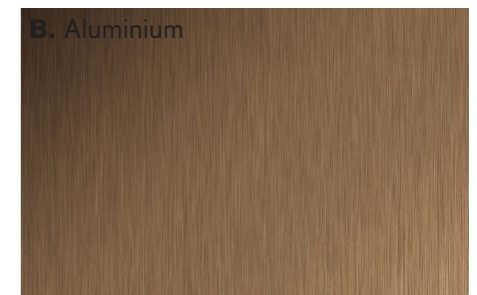


LIGHTWEIGHT UPPER TIER



RECESSED WINDOW HOODS

# MATERIALITY



\*artistic impression only

# PERSPECTIVES. MAIN FACADE RENDER.



\*artistic impression only

# PERSPECTIVES. VIEW FROM TRAFALGAR AVENUE CORNER.



\*artistic impression only

# PERSPECTIVES. VIEW FROM INTERNAL COURTYARD TO OPEN SKY.



\*artistic impression only

# 05. GROUND PLANE & LANDSCAPE

# LANDSCAPE VISION & PRINCIPLES

**Connect with Country overview.** The design solution has been arrived at after extensive coordination between the design consultants & relevant planning authorities. Integral to this has been the Connect with Country collaboration. The very early input of the local indigenous context (both historical and current) has been invaluable. This increased understanding through discussions with local elders has been facilitated through the guidance of JMP Aboriginal Consultancy. The plan reference codes indicate at a high level how these identified elements are weaved into the development's design response. The imagery gives guidance to the proposed structural materiality & soft landscape elements.

**A.** The main red highlighted ridge line located where the Pacific Highway runs was the historical movement and trade route of the first nations people. The original importance of this route is carried on today with the principal north south vehicular movement continues to the current times.

**B.** From the main ridge line natural creek lines fall toward the east and make their way to the current large natural open space systems. These partially preserved creek lines and riparian zones exhibit a range of the indigenous vegetation fauna. It is along these lines that much of the first nations significant activities would occur. Significant events such as birthing places, meeting (Yarning) places, production of artworks occurred along these topographic lines. The day to day activities such as preparing shelters, teaching, food gathering, cooking occurred were a constant feature. The topography of ridges and valleys, exposed rock outcrops and dense vegetation provided a secure place of shelter away from the exposed coastlines to the east of the local area.

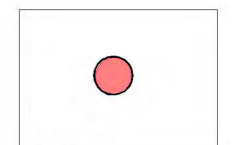
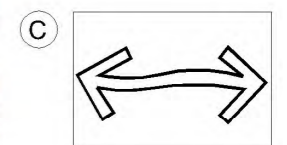
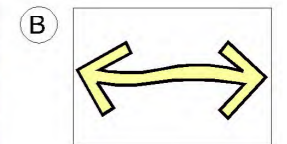
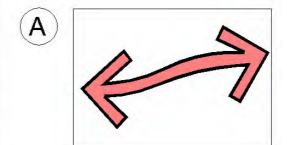
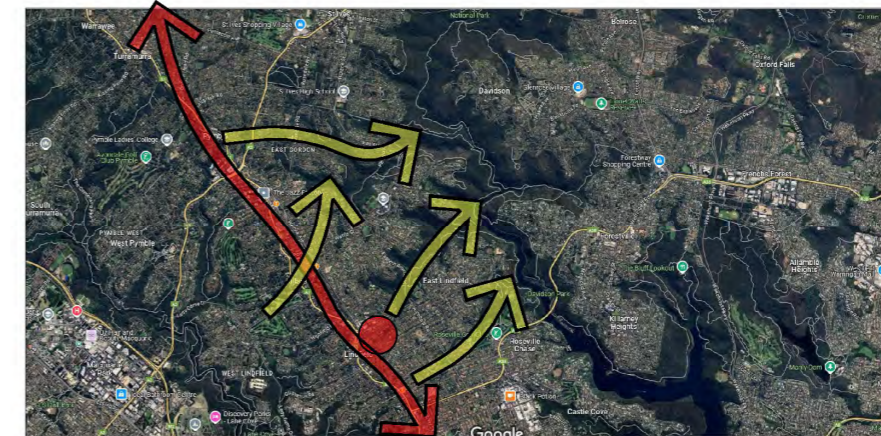
The yellow highlight lines show these creek line topographically and serves to emphasise the relationship of the development site to these important cultural and environmental features. The design response recognises this relationship and seeks to emphasise key features identified both in the local area walk around with the aboriginal elders and summarised in the Connect with Country report

**C.** The site has a number of pedestrian entry points that allow for meandering paths to move through and around the development. These areas provide ample opportunity to recognise the important cultural elements noted in the descriptions above. Paths are not just a means to get from one point to another. They present an opportunity for more private seating areas, use materials sourced from the local geology and environment such as sandstone, gravel, rock boulders, limber and woven elements to teach about the historical context of the site. It is envisaged that a wall mounted laser cut steel plaque will be installed that emphasises these elements and will be located near to the central northern courtyard shade structure. The shade structure itself will have strong cultural visual cues.

The level 7 Common Open Space area will likewise have a plaque that relates the observable local points of significance from the perspective of the first nations peoples. This high level terrace will have expansive views and provides an excellent teaching and visual interest opportunity

The southern boundary planting seeks to replicate the canopy form and overall species composition of the parallel original creek line evident to the south of the site. The multi layered predominantly indigenous plant scheme will reinforce the environmental importance of the adjacent creek line and the expansive open space reserves below and to the east of the site.

Regional context

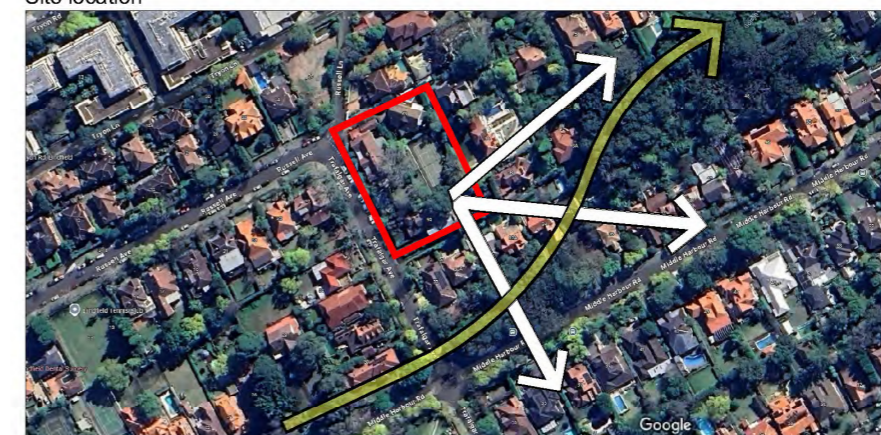


Site location

Local context



Site location



# LANDSCAPE MASTERPLAN








**Legend**

	Existing trees as per Arborist Report		Low shrubs / ornamental grasses		Private open space paving
	Proposed evergreen trees		Medium shrubs		Timber decking / seating
	Turfed lawn areas		Groundcovers / mulch		Concrete
	Pathway		Vertical battens		Modular seating
	Walls		Cobblestone paving pattern in driveway		

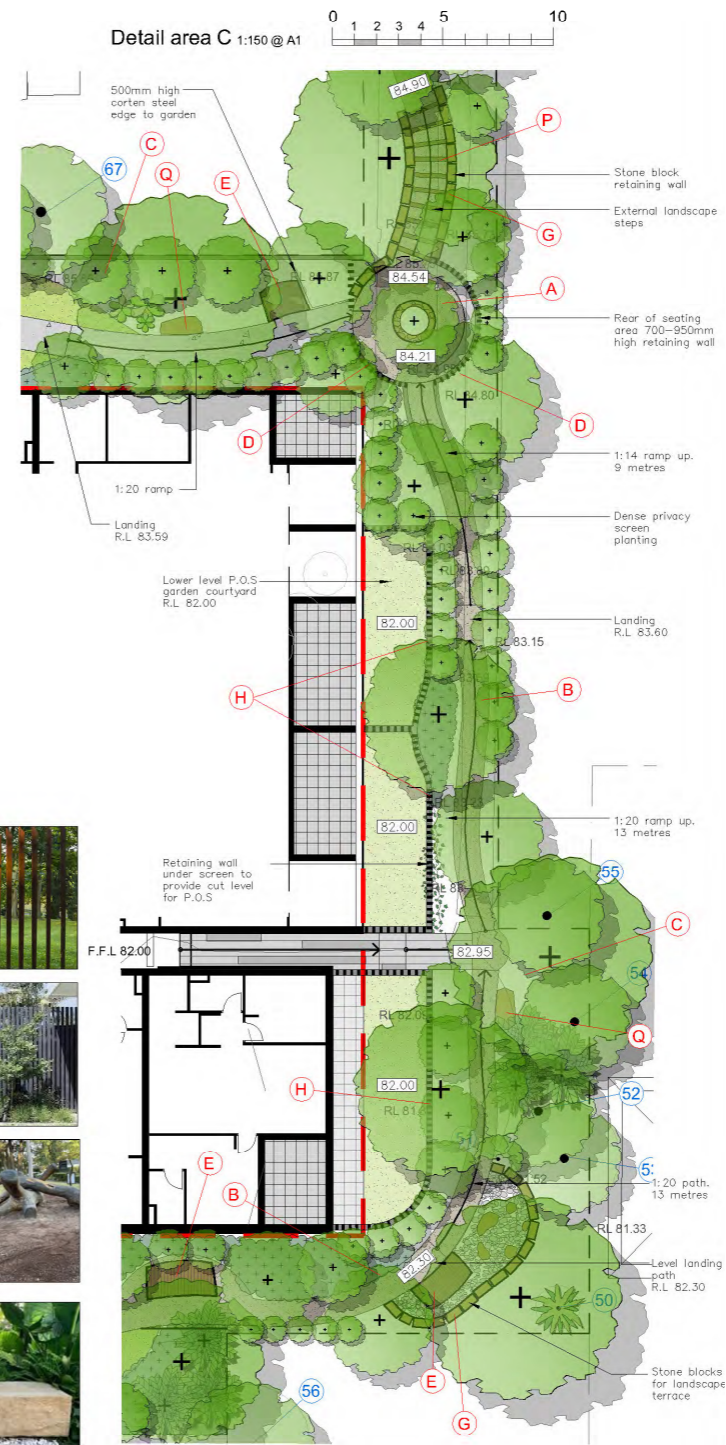
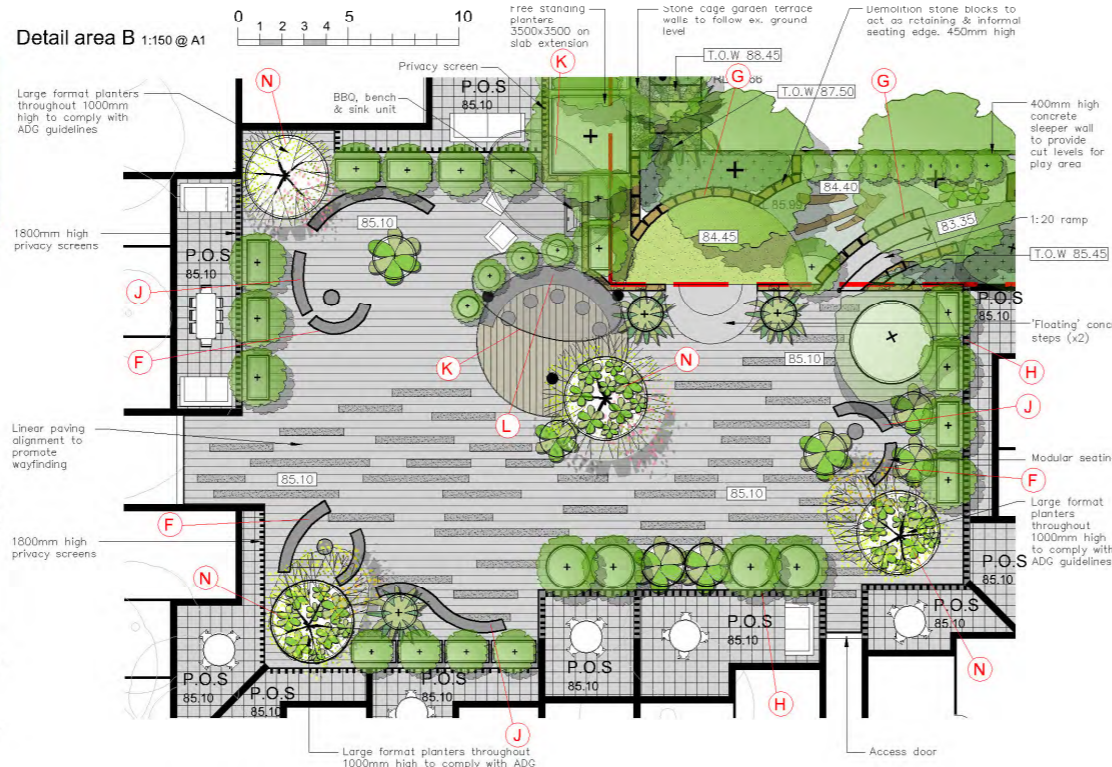
# PEDESTRIAN MOVEMENT & ACCESS



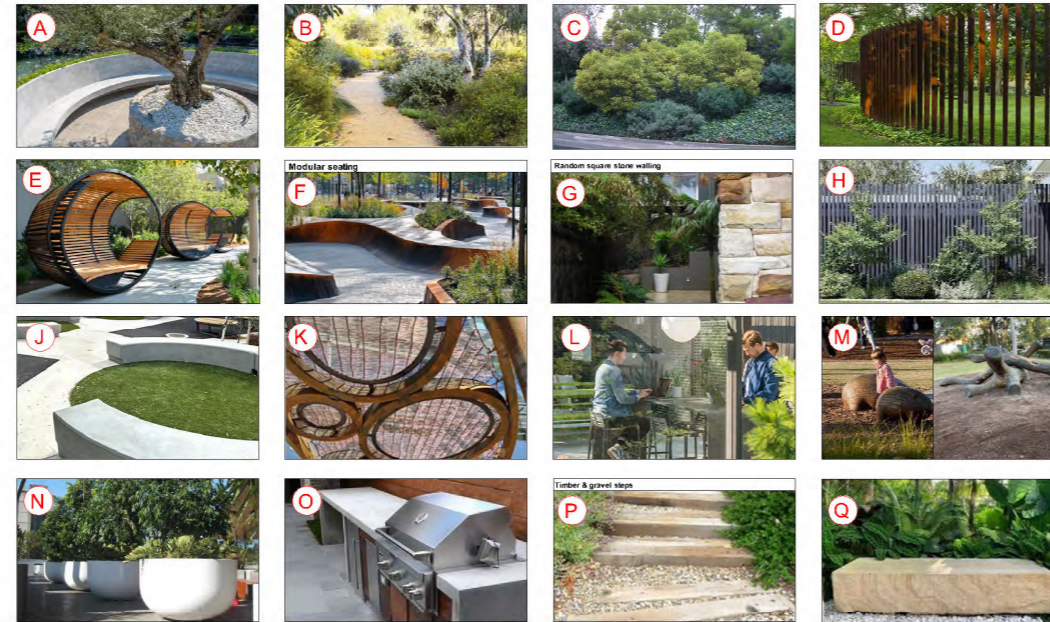
-  Main Entry / Lobby Spaces
-  Pedestrian Access Path
-  Site Massing
-  COS
-  Pedestrian movement from Station



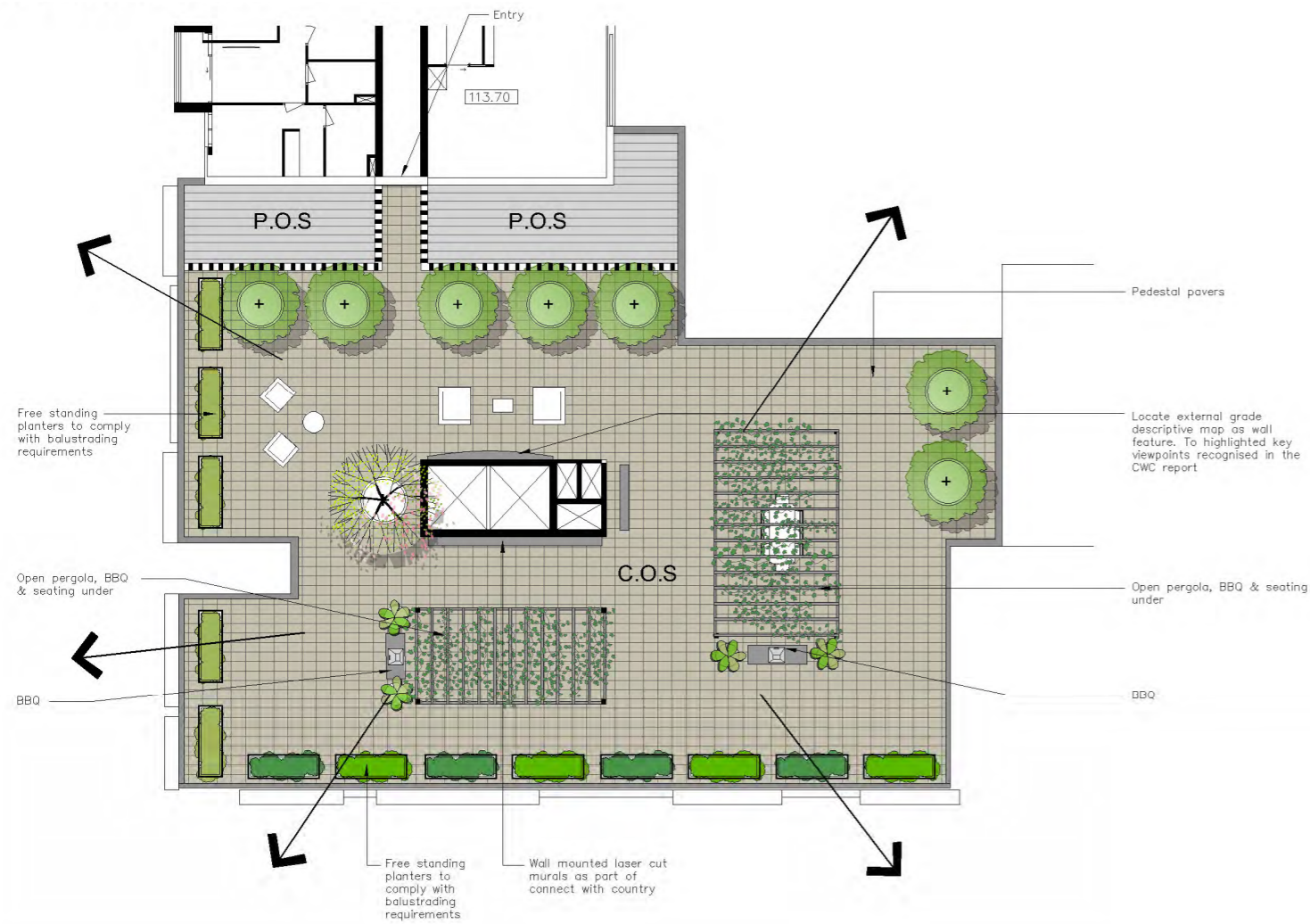
# DETAIL AREAS



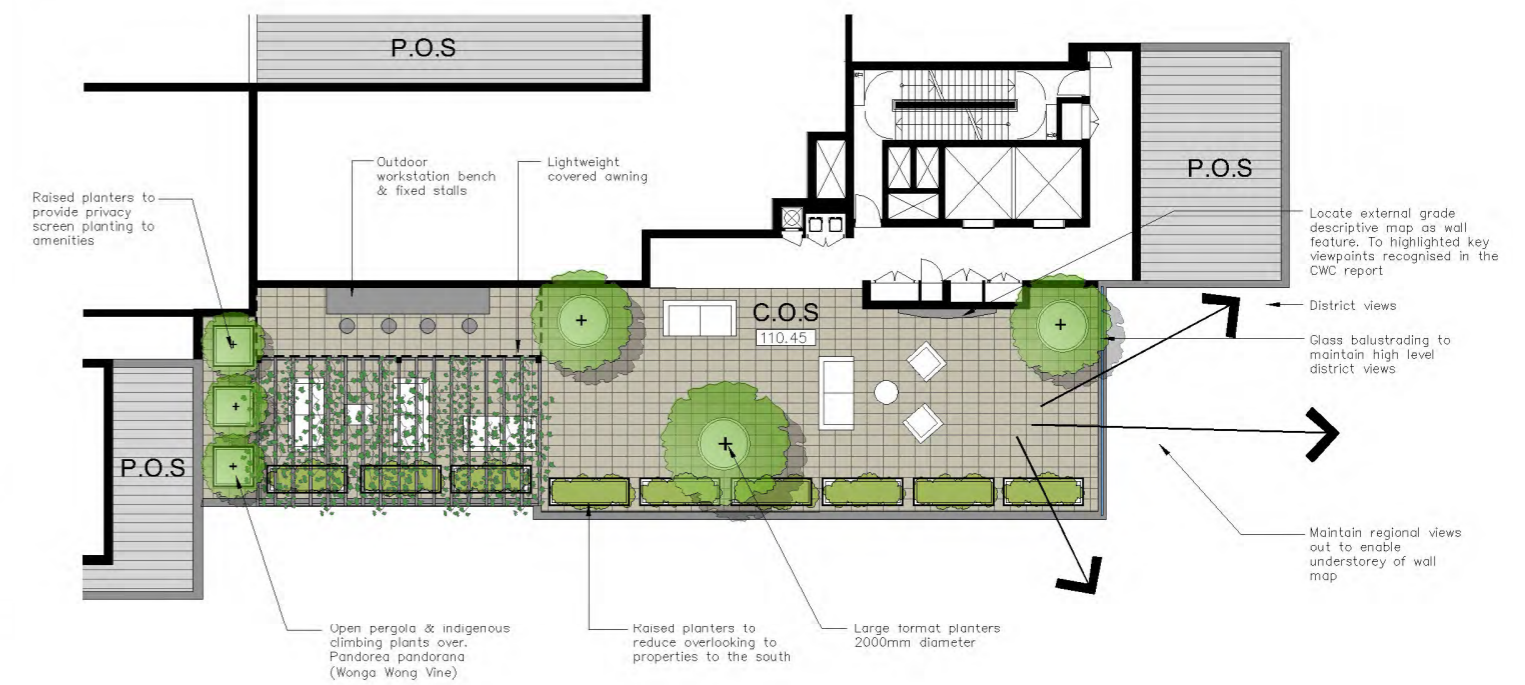
Typical design images



# ROOFTOP COMMUNAL OPEN SPACE



Level 8 C.O.S terrace 1:150 @ A1



Level 7 C.O.S terrace 1:150 @ A1

# 06. ESD INITIATIVES

# ESD INITIATIVES

Sustainability is a key component of the project. The proposed design for the residential project has been refined through one SRDP session and aims to incorporate sustainability initiatives that aligns with Lindfield's vision.

## SUSTAINABILITY TARGETS

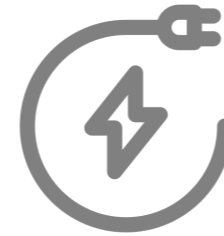
The proposed targets for the project will comply with the regulatory requirements. A full table comparing the proposed targets against the minimum requirements is provided in the Sustainability Report prepared by SLR. Some key targets are:

- NatHERS: average of 7 stars and minimum of 6.5 stars
- BASIX: exceeds BASIX targets by achieving 42 points in Water (Target 40) and 61 points in Energy (Target 60).
- Solar Energy Generation: available roof area to be covered by PV
- LED energy-efficient lighting



### WATER

- Water sensitive urban design strategies to reduce runoffs and filter rainwater.
- Harvest rainwater to be reused for irrigation and water features.
- Permeable paving integrated in the public realm.
- Efficient showers and taps to reduce water consumption.



### ENERGY

- Passive design strategies to incorporate shading devices and natural ventilation.
- implement efficient lighting, building systems and appliances throughout the site to reduce energy usage.
- Solar PV on roofs to offset emissions.



### WASTE

- Considered apartment design that encourages ease of waste separation and disposal
- Provision of 4 streams of waste including sufficient storage
- Diversion of 80% of construction and demolition waste



### RESILIENCE

- Strategic use of low-maintenance materials and considered shading design to increase thermal performance of building.
- Using Light coloured materials.
- Optimised amount of glazing apertures utilising higher efficiency ratings to minimise heat gain and loss.
- Reduce project embodied carbon emissions by exploring recycled content, locally made materials, low carbon concrete.



#### MOBILITY

- Provision for on-site electric vehicle.
- Provision of bicycle spaces to reduce emissions and road congestion.
- Connection to existing street networks to allow easy access to public transport.



#### COMMUNITY

- Design guided by the aboriginal community and recognised Knowledge Leaders.
- Public offerings promoting shared outdoor spaces.
- Variety of large consolidated communal areas throughout the development, including a generous arrival lobby.



#### HEALTH

- Large communal plaza and outdoor open spaces with generous solar access.
- Maximising natural ventilation to reduce reliance of A/C.
- Highly pedestrianised and site.



#### REGENERATIVE DESIGN

- Maximise tree canopies + provision for low water use/native plants.
- Well-considered landscaped design with connected networks of soil across the site.
- Ecology design with connected networks of soil across the site.
- Regeneration and rejuvenation of ecological zone with endemic species.

**DAYLIGHT ACCESS (APARTMENT DEPTH)**

The apartments are designed as open plan layouts, with the living room located on the external face of the building to maximise sunlight to primary livable spaces. The apartments have a maximum habitable room depth of 8m.

**APARTMENT & ROOM SIZE AND LAYOUT EFFICIENCY**

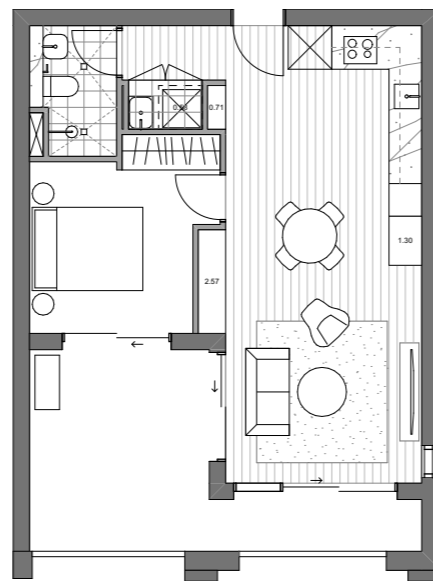
Living rooms and bedrooms have been designed to meet the ADG requirements. The layouts aim to separate access to bedrooms, bathrooms, and laundries from the living areas to minimise direct openings between living areas and service areas.

**PRIVATE OPEN SPACE PROVISION**

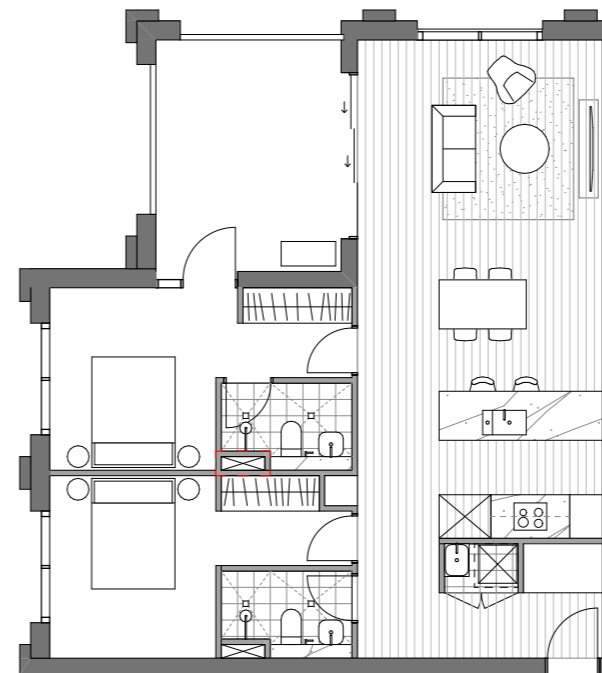
Apartment balconies have been designed to meet ADG requirements.

**STORAGE**

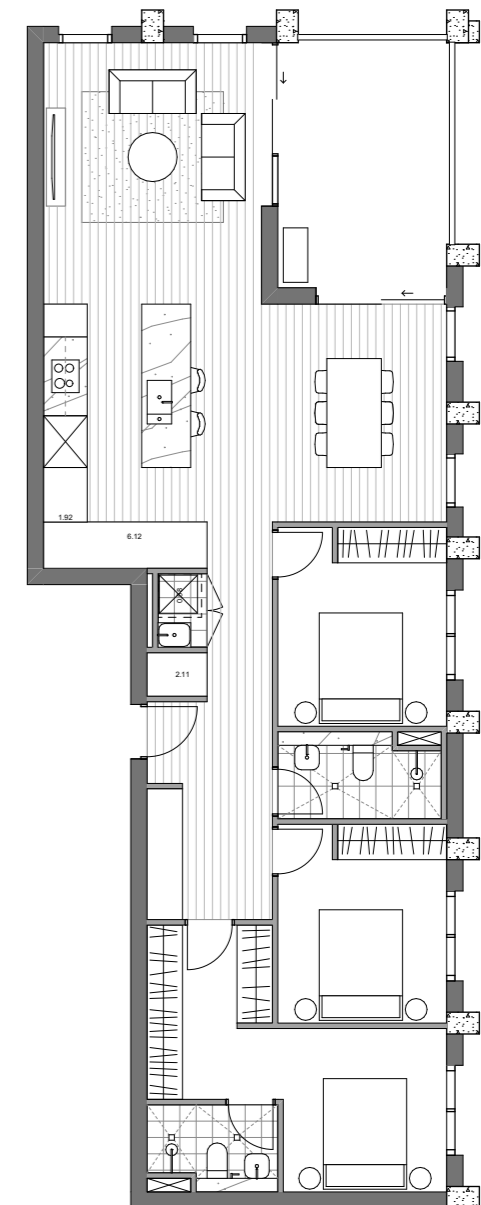
Apartment storage has been designed to comply with ADG storage requirements.



TYPICAL 1 BED + STUDY APARTMENT



TYPICAL 2 BED + STUDY APARTMENT

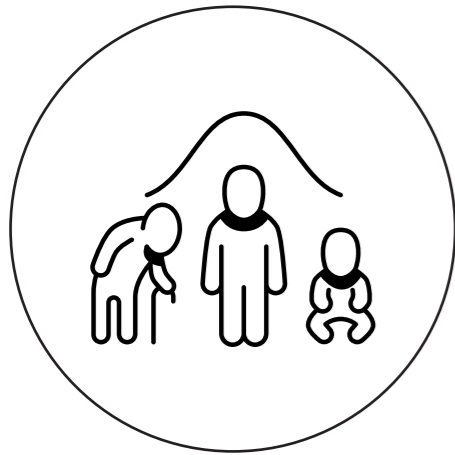


TYPICAL 3 BED APARTMENT

# AFFORDABLE HOUSING OPPORTUNITY

There is an urgent and growing need for affordable housing across the Ku-ring-gai Local Government Area (LGA), where escalating property prices and rising rents are making it increasingly difficult for essential workers to live locally. Nurses, teachers, aged care workers, and other key workers are being forced to relocate away from their communities due to the area's high cost of living.

Expanding the supply of affordable housing in Ku-ring-gai not only supports vulnerable and lower-income households but also strengthens the fabric of local communities—enabling essential workers to live close to their jobs

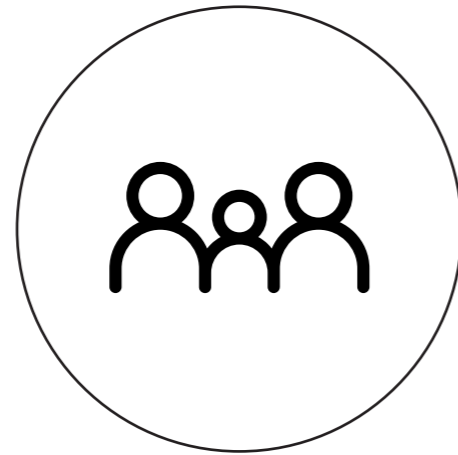


## AGE

Median age 41 years old.

20.8% Adults aged 20-39  
(VS 27.5% for NSW)

28.8% Adults aged 40-59  
(VS 25.2% for NSW).



## HOUSEHOLD COMPOSITION

80.5% Family household  
(VS 71.2% for NSW)

17.6% Single (or lone) person household  
(VS 25% for NSW)



## EMPLOYMENT STATUS

58% Worked Full Time  
(VS 55% for NSW)

30% Worked Part Time



## MORTGAGE & RENT

\$3,600 Median mortgage repayment  
(VS \$2,167 for NSW)

\$620 Median weekly Rent  
(VS \$420 for NSW)

## HOUSING PRICE

\$4,010,000 Median House Price  
(Last 5 years) – one of the highest in NSW

\$1,188,000 Median Apartment Price  
(Last 5 years) – one of the highest in NSW



## TENURE TYPE

73% Dwellings owner occupied  
(VS 64% for NSW)

24% Dwellings Rented  
(VS 33% for NSW)

\*Reference Australian Bureau of Statistics 2021 Census

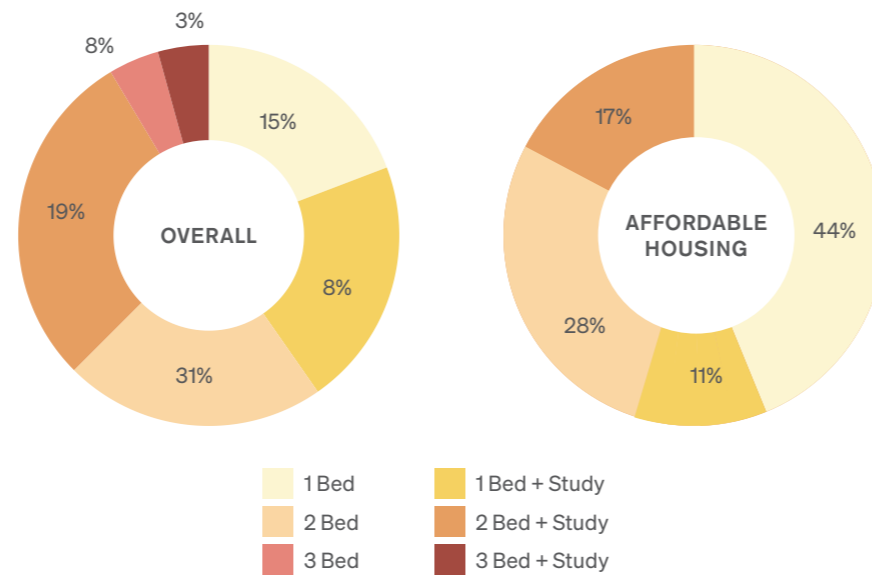
# SOCIAL SUSTAINABILITY

## HOUSING DIVERSITY

A diverse mix of housing is provided to cater to a variety of housing needs.

1 Bed	19%
2 Bed	22%
3 Bed	5%
1 Bed + Study	21%
2 Bed + Study	29%
3 Bed + Study	4%
Total Apartments	902 apartments
Affordable Housing	21% (244 apartments)

## UNIT SIZE MIX



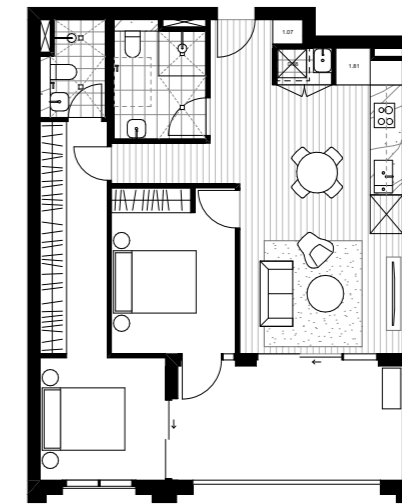
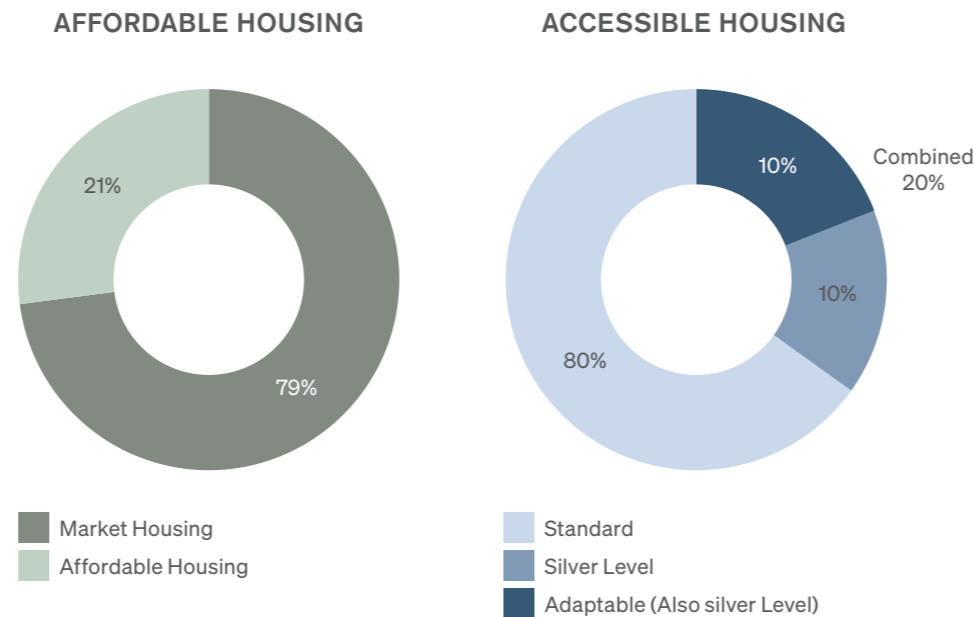
## ACCESSIBLE HOUSING

Silver level	35% (317 apartments)
Adaptable Housing	11% (98 apartments)

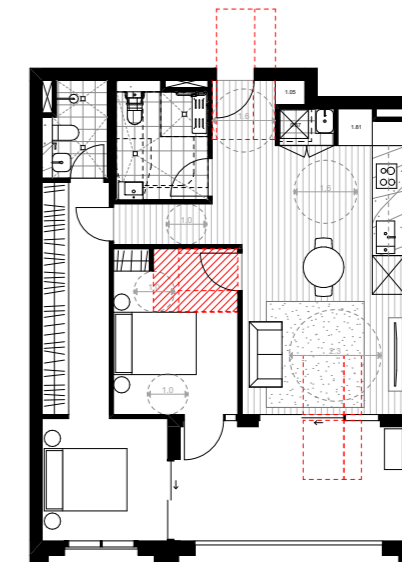
## SOCIAL INTERACTION

The design proposes a variety of public open spaces, communal open spaces, and internal communal amenity to promote social interaction and foster a sense of community, not only within the development, but with the wider Wollongong community.

Refer to Section 03 Public Domain and Communal Space.

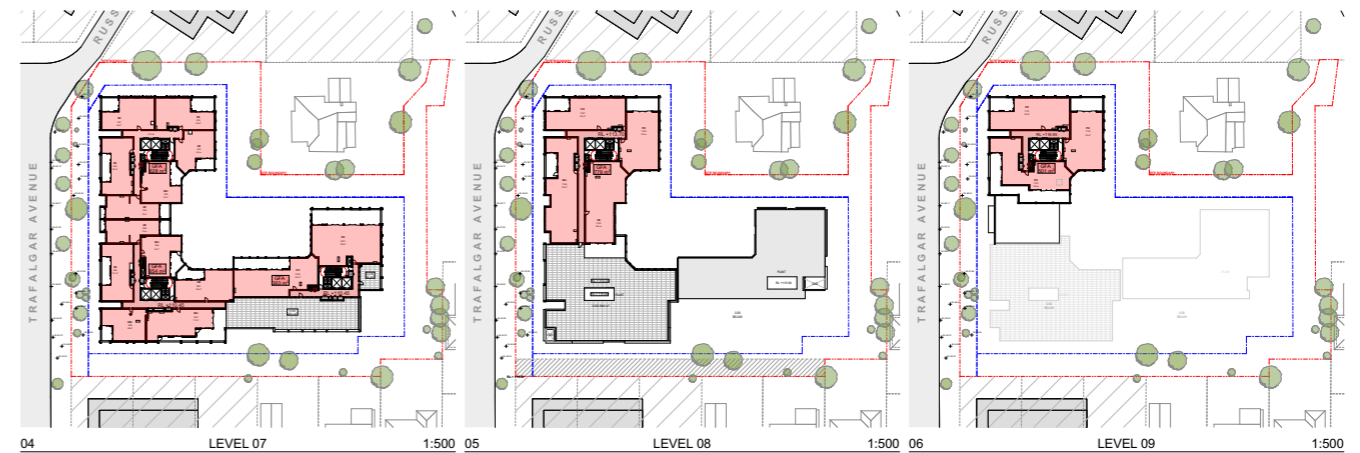
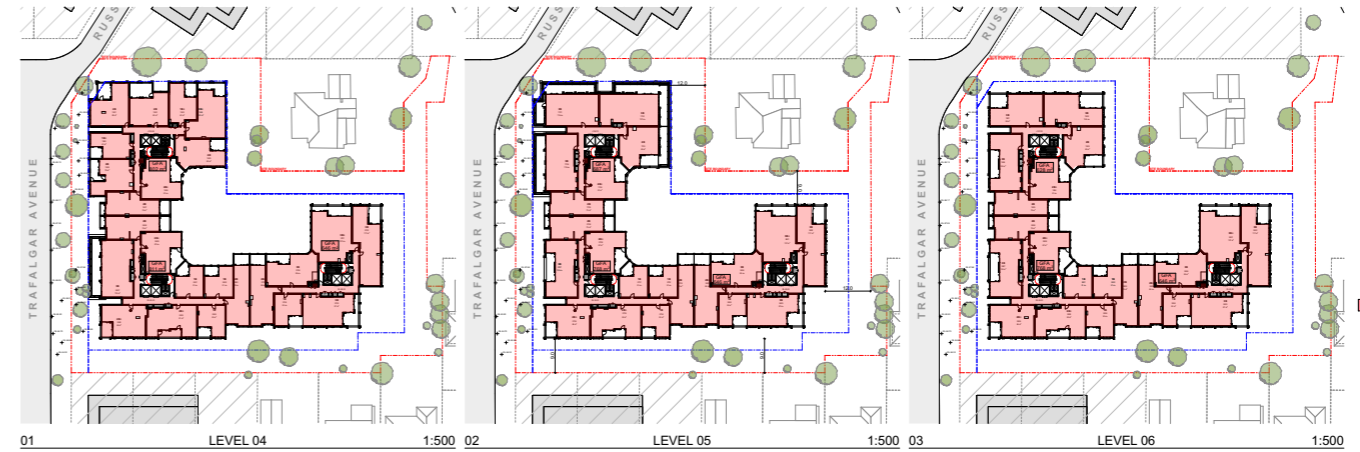
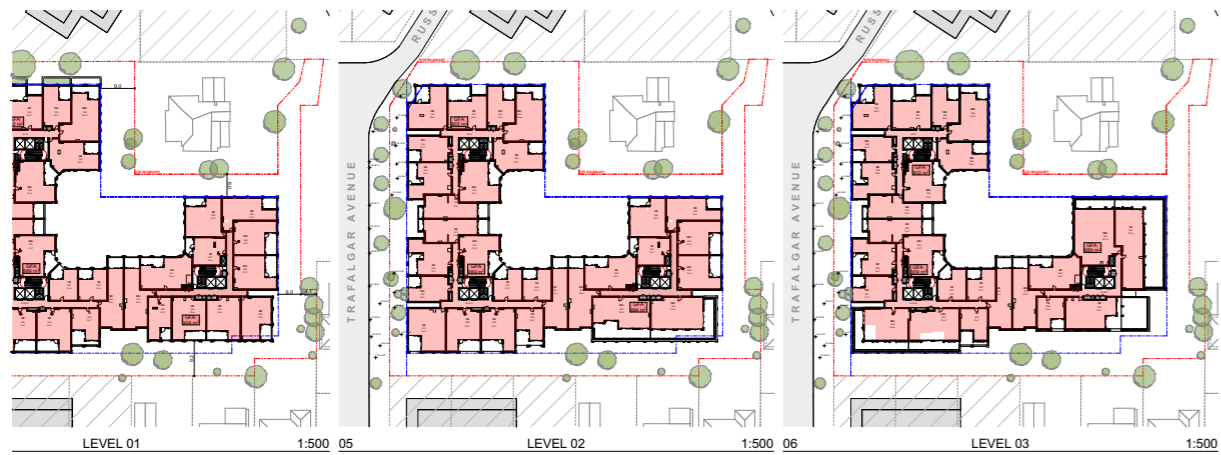
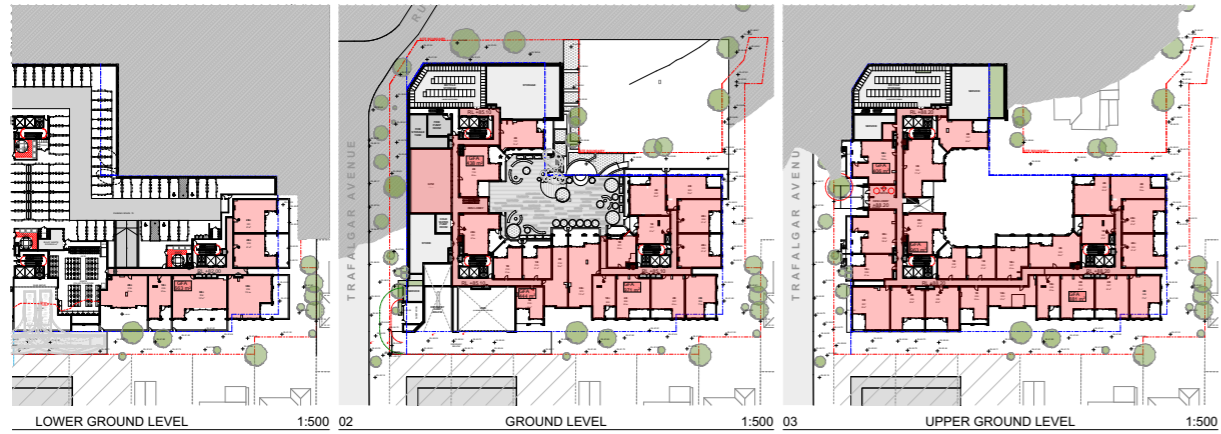


2 BED - TYPE 2  
PRE-ADAPTABLE



2 BED - TYPE 2  
POST-ADAPTABLE

# RESIDENTIAL AMENITY. GFA



# APPENDICES

## TO ACCOMPANY ARCHITECTURAL DESIGN REPORT PREPARED BY

DKO Architecture  
Telephone +612 8346 4500  
info@dko.com.au  
42 Davies Street, Surry Hills NSW 2010

REVISION	COMMENT	DATE	WRITTEN BY / REVIEWED BY
A	Issue for SSDA Submission	17.04.2025	GK, AL, MA / NB

# APPENDIX AP1. BETTER PLACED ASSESSMENT

# BETTER PLACED - GOOD DESIGN OBJECTIVES

The following table provides a summary of how the proposed development, as illustrated by the Architectural Design Report, achieves the good design outcomes (identified by the Design Objectives for NSW) of GANSW's 'Better Placed' policy. As the table shows, the elements of the proposed design have overlapping achievement of the objectives.

DESIGN OBJECTIVES FOR NSW		ARCHITECTURAL DESIGN REPORT SECTIONS					
		CONTEXT & PLACE	DESIGNING WITH COUNTRY	BUILT FORM & URBAN DESIGN RESPONSE	PUBLIC DOMAIN & COMMUNAL SPACE	ARCHITECTURE & MATERIALITY	ESD & RESIDENTIAL AMENITY
	<b>1. BETTER FIT</b> Contextual, local and of its place	✓	✓	✓	✓	✓	
	<b>2. BETTER PERFORMANCE</b> Sustainable, adaptable and durable				✓	✓	✓
	<b>3. BETTER FOR COMMUNITY</b> Inclusive, connected and diverse	✓	✓	✓	✓	✓	
	<b>4. BETTER FOR PEOPLE</b> Safe, comfortable and liveable	✓		✓	✓		✓
	<b>5. BETTER WORKING</b> Functional, efficient and fit for purpose			✓	✓	✓	✓
	<b>6. BETTER VALUE</b> Creating and adding value			✓	✓	✓	
	<b>7. BETTER LOOK AND FEEL</b> Engaging, inviting and attractive	✓	✓		✓	✓	

# APPENDIX AP2. SDRP REVIEW SUMMARY

## A RESPONSE

SDRP 1 (FEBRUARY 2025) COMMENTS	SSDA SUBMISSION RESPONSE
<p>Develop and refine a list of key opportunities that can be delivered and will be enduring and impactful for country, e.g. opportunities for connection to the broader landscape (beyond site boundaries), hydrology relative to the riparian zone or initiatives with an environmental/ sustainability focus.</p> <p>Refer. Explore;</p> <ul style="list-style-type: none"> <li>a. opportunities to connect to Country in internal and external communal areas including lobbies, stairwells, corridors, as well as in private apartments,</li> <li>b. how Country can be reflected in material choices,</li> <li>c. how to facilitate interactions with Country on street fronts and internal 'tracks'.</li> </ul>	<p>A walk on Country and a design input session with Elders were conducted to enrich the project's design process. Working closely with JMP and Paul Scrivener, our co-design process embraces a Landscape- and Country-led approach, which has been integral in shaping key design moves and responses. This collaborative process ensures that cultural knowledge and connection to Country remain central throughout the development.</p>
<p>At the west zone along Trafalgar Avenue - continue to respond to the streetscape, including street trees and the future character of the TOD rezoning.</p>	<p>Additional street trees are proposed along the western edge to enhance and supplement the existing streetscape. Please refer to the landscape architect's drawings for further detail.</p>
<p>Further respond to the Lindfield landscape and street character, by:</p> <ul style="list-style-type: none"> <li>a. ensuring deep soil is optimised at setbacks, the right-of-ways and other shared outdoor spaces. This will support generous, thriving planting and landscape buffer zones to neighbours</li> <li>b. maintaining the proposed deep soil at the proposed street setbacks to enable the tree retention.</li> </ul>	<p>Over 23% of the site is dedicated to deep soil zones, supporting substantial planting and providing effective landscape buffer areas to adjacent properties.</p>
<p>Develop all pedestrian links and site access points to enable the following:</p> <ul style="list-style-type: none"> <li>a. optimised neighbourhood integration and physical connections</li> <li>b. maximised site connectivity, safety and street activation</li> <li>c. links that contribute to place character and promote landscape opportunities – e.g. develop the Valley Road right-of-way as a deep soil and green pedestrian link.</li> </ul>	<p>Refer to landscape report for further details.</p>
<p>Develop the Trafalgar Avenue right-of-way as a pedestrian-friendly shared zone, that promotes access for residents of both Middle Harbour Road and the new ground floor dwellings. The central common open space requires further development to address privacy, noise and over-looking issues.</p>	<p>Pedestrian friendly shared zone has been provided. Refer to landscape report for further details.</p>
<p>At the central outdoor space, address the following:</p> <ul style="list-style-type: none"> <li>a. provide a variety of spaces to ensure a balance between dwelling and circulation</li> <li>b. develop the key landscape to building interfaces</li> <li>c. optimise the limited deep soil zone.</li> </ul>	<p>Refer to landscape report for further details.</p>
<p>Ensure the shared roof-top areas are destination spaces that:</p> <ul style="list-style-type: none"> <li>a. support all residents via their layouts, amenity and facilities and capacity for dwelling and gathering.</li> <li>b. are complimentary to shared spaces at the ground floor.</li> </ul>	<p>Rooftop Communal Open space is proposed. Refer to Landscape architects report for further details.</p>
<p>Continue to develop the built form in response to local character by 'breaking-down' the form and mass into recognisable and distinctive built forms/buildings.</p>	<p>The proposed building features multiple vertical breaks and a clearly defined podium, helping to reduce the perceived bulk and scale of the overall form.</p>
<p>Continue to look at local precedents to inform massing, colour and materials strategies. Consider the following:</p> <ul style="list-style-type: none"> <li>a. for local bungalows, look beyond horizontal strata and include other proportions and symmetries</li> <li>b. 25 Tyron Road is identified as a good materials precedent.</li> </ul>	<p>With reference to 25 Tyron Road, the proposal features brickwork as the primary material for the podium, grounding the building and providing a robust, contextual response. A lighter material is proposed for the upper levels, creating a distinct contrast and reducing the visual mass. The apartment balconies are generous in size and are intentionally articulated as a key architectural feature.</p>
<p>Investigate opportunities for sustainability and Net Zero appropriate to residential development of this scale and complexity, including:</p> <ul style="list-style-type: none"> <li>a. testing Water Sensitive Urban Design options in response to the local hydrology</li> <li>b. testing roof-top capacity for PV cells</li> <li>c. integrating sustainability with Country-led opportunities.</li> </ul>	<p>Refer to landscape report and ESD report for further details</p>
<p>Ensure sustainability drives the architecture, e.g. building facades responsive to passive design and sun-shading relative to orientation.</p> <p>Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020–2030' for further information.</p>	<p>Window hoods are integrated into the design to provide passive solar shading, tailored to suit the building's orientation.</p>

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