

# THE VILLAGE LIFE

**DEVELOPER :** Aqualand  
**BUILDER :** Icon Co  
**ARCHITECT :** Crone Partners  
**STRUCTURAL ENGINEER :** Rincovitch Consultants  
**CONSTRUCTION VALUE :** \$62.5 million

Lindfield Village is the new integrated development by the award winning construction company Icon Co.

**Located on the lower North Shore of Sydney, the complex comprises two mixed use buildings of 141 luxury apartments with a common podium, onsite shopping and supermarket and carparking for 199 vehicles including turntable and goods hoist.**

The two buildings range from 6 to 8 storeys and house one, two and three bedroom units. Individual apartments overlook the stylish outdoor communal areas that separate the two buildings and have spectacular panoramic views of Ku-ring-gai Valley, Ryde and Homebush. At ground level there is an IGA supermarket, seven commercial tenancies and associated retail parking spaces.

Construction of the precast concrete buildings started in July 2016 with up to 230 tradesman at work on the 4,000m<sup>2</sup> site each day. Icon Co, with a reputation for delivering on time, and often earlier than expected, will complete the \$62.5 million project by the end of April 2018.

The project team subcontracted Australian Cladding Specialists (ACS) to supply and install 3,600m<sup>2</sup> of feature façade cladding including Terracade, (a terracotta tile cladding), more often used on the façade of commercial structures. The Terracade panels give the buildings a unique stylish aesthetic, suitable to the high end market surrounding Lindfield Village.

Icon Co have recently completed Paragon Apartments, at Zetland. The project comprises 192-apartments, some featuring 2-storeys, with basement parking and 5,000m<sup>2</sup> of retail space. The three residential blocks with a child care centre, gym, restaurant and cafés are built around a central public plaza with tasteful landscape features.

A challenge for Icon Co at the Paragon development was to build over an existing Sydney Water culvert, the works being partially rebuilt.

Current projects for Icon Co include the \$132 million Avandra Apartments development,

a twin tower project with commercial space at podium level and extensive landscaping across the 8,757m<sup>2</sup> site.

Another project is the \$155 million development Opal Tower at Sydney Olympic Park. This 36-storey residential tower, the tallest structure by Icon Co so far in New South Wales, comprises a total of 392 apartments, 135m<sup>2</sup> of retail space, a child care centre, a community centre and extensive landscaping.

In addition to these, Icon Co have recently commenced demolition on Park One, a \$148 million development in Macquarie Park. The project will consist of 412 designer apartments across two buildings, three retail tenancies with a 307m<sup>2</sup> GFA, three basement carpark levels and landscaping including courtyards and a rooftop terrace. Icon Co have also commenced work onsite for the \$41 million Vibe Hotel on Sussex Street, Sydney.

Operating in Sydney, Melbourne and Brisbane, as well as expanding to include operations in New Zealand, Icon Co offer early contractor involvement, pre-construction partnering and joint venture contracts as well as construction management, D&C services and turnkey arrangements. Icon Co has extensive experience in the construction of integrated developments such as Lindfield Village and has won a string of awards commending the quality of its large scale building projects.

In 2016 the company won the Master Builders Association Excellence in Construction Award for major alterations and additions, including demolition, excavation and new high specification fitout work to the existing heritage listed Old Clare Hotel in the Sydney inner city suburb of Chippendale.

**For more information contact Icon Co,** Level 1, 135-153 New South Head Road, Edgecliff NSW 2027, phone 02 9327 8444, fax 02 9327 8744, email [infonsw@iconco.com.au](mailto:infonsw@iconco.com.au), website [www.iconco.com.au](http://www.iconco.com.au)





**Below** Belle Décor House designed and installed venetians, partitions and louveres for the luxury apartments.



**Below** Perfection Flooring laid impressive timber and vinyl flooring solutions throughout the development.



**Belle Décor House was awarded the contract for the design and supply of venetians, partitions and louveres for the 141 luxury apartments at Lindfield Village.** External work included the design and installation of the stylish curved balcony balustrades and louvere walls for the contemporary common BBQ area.

Owner Operator, Ray Xie, established Belle Décor House 10 years ago. The interior design company now works across Sydney, Melbourne and Brisbane designing and supplying interior fittings, furnishings and accessories from supplied plans as well as working with clients to finalise design concepts. Belle Décor House offers a complete design and install service with its own team of 20 full time employees, subcontracting workers for larger jobs.

Belle Décor House specialise in kitchen and bathroom fitouts as well as windows and doors, including aluminium sliding doors, bifolds and french doors. Glazing units are double glazed to enhance energy savings and screen doors are especially hard wearing with stainless steel mesh ensuring high visibility without compromising security. Belle Décor House also design and supply window furnishings such as shutters, awnings and curtains, and joinery services for vanities, wardrobes and furniture to create a complete interior.

A new product designed by Belle Décor House for Lindfield Village was the system of motorised motion sensitive blinds made to respond to changing wind conditions, therefore always appropriately set. The material chosen for the blinds is of a particularly beautiful colour and texture, enhancing the luxury interior of the apartments.

Recent projects for Belle Décor House include a complete renovation for an upmarket residence in Russel Lea and the design, fabrication and supply of blinds for the 400 apartment complex, Somerset, at Carlingford for Dyldam. Belle Décor House have been working on projects with Dyldam, a major development company working across the Sydney region, for the past three years.

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**Perfection Flooring started working with Icon Co in 2013 when the Melbourne based construction company established itself in Sydney.** Perfection Flooring was contracted to supply and fit the timber flooring in Icon Co's new Sydney offices, and since then, Icon Co has continued to call on Perfection Flooring for supply and installation of quality flooring products for its large scale residential developments.

For Lindfield Village, Perfection Flooring supplied and installed engineered timber flooring into the individual apartments. Icon Co further contracted Perfection Flooring to supply and fit vinyl flooring for the common areas: the garbage room, a retail office and the toilet and shower amenities.

Perfection Flooring completed their works within 3 months and in record time, due to their 25 years of experience and the professionalism of Icon Co. Perfection Flooring looks forward to continuing its successful relationship with Icon Co into the future.

Working across the Sydney region and beyond, Perfection Flooring provides unique flooring solutions ranging from detailed work for luxury homes, apartment renovations and the fitting of hardwearing, long lasting flooring for clubs and pubs, to large multi residential works.

In November 2014, Perfection Flooring received high praise for its work at Club Cronulla – where B-MAC Constructions were awarded a Master Builders Association Excellence Award for its refurbishment project. In 2016 Perfection Flooring installed custom bamboo flooring and stair treads for the distinctive staircase at Double Bay Library, winning a Master Builders Association Best Interior Fitout award for FDC Construction and Fitout.

Other projects completed by the company include the iconic 'Flour Mill' project, in Summer Hill (Watpac), Griffith Teas building in Surry Hills (Growthbuilt), Darlinghurst Childcare and Community Centre, (Belmadar), Macquarie Park Village (Parkview), and currently in progress, 450 units at 'Reserve' project (JQZ).

Other boutique works include 'Bulgari at DFS Rocks, Louis Vuitton at Bondi Junction Westfields, Bulgari at Chadstone, Melbourne, Givenchy in Westfield Sydney, and Rolex in Martin Place.

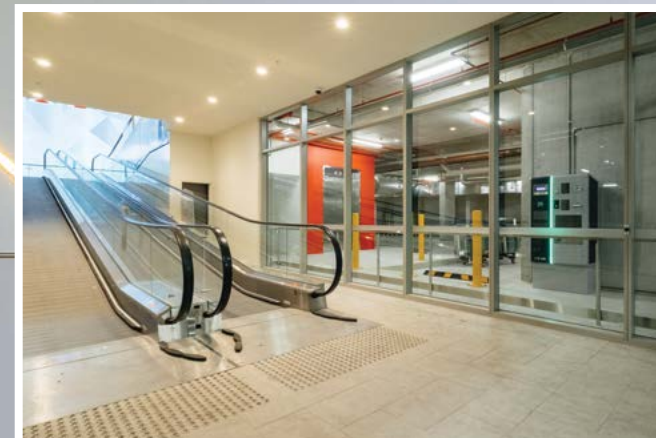
*For more information contact Perfection Flooring, 36/45 Huntley Street, Alexandria NSW 2015, phone 02 9550 5299, website [www.perfectionflooring.com.au](http://www.perfectionflooring.com.au)*



**Below** Aiken Design and Consulting provided the design for the plumbing, civil works and storm water system for the project.



**Below** HUB Parking Technology provided a comprehensive parking solution using the Janus Management System, for the 199 car spaces.



**Aiken Design and Consulting provided comprehensive hydraulic and fire services and consultation for Lindfield Village.** The work involved the design of the plumbing, fire, civil works and storm water system, workshop design drawings and onsite assistance for the hydraulics contractors.

The challenge of the job was the placement and integration of the hydraulic services within the development, especially for the IGA supermarket. Equipment for the water and gas supply and the grease traps required four separate areas at a level below the supermarket while the condenser deck needed placing on the roof of one of the residential towers. Linking the services over such an area was a complex design task.

Aiken Design and Consulting specialises in servicing plumbing contractors with hydraulic designs as well as design advice to streamline any project, increase efficiency and reduce costs. The company also offers construction management and supervision services to analyse, and solve any issues found onsite.

“Plumbing is definitely an area of expertise for us,” said Mat Aiken, Managing Director of Aiken Design and Consulting. “Our hydraulic

engineers started in the trade and then moved into engineering in our office. They understand the practical and the design requirements of a job.”

The company provides design expertise and project management to developers, architects, builders, and plumbing contractors. They supply tender documents, concept designs, and construction documentation complete with mechanical, electrical, plumbing, fire and civil engineering expertise.

Established in 2016, Aiken Design and Consulting places importance on the forming of productive client relationships. “Listening to client is important, it’s what we are about,” explained Mat.

Aiken Design and Consulting also supply detailed reports for developers and investors such as dilapidation reports, due diligence reports, acquisition reports, life cycle cost analysis reports and peer review reports.

**For more information contact Aiken Design and Consulting,** 3/176 Parraween Road, Miranda NSW 2228, phone 02 9540 1935, email mat@akendac.com, website www.aikendac.com

**Providing integrated and value added car park management and revenue collection systems, HUB Parking Technology designed and installed a state-of-the-art web-based system for the Lindfield Village development.** With 199 parking spaces for residents as well as a separate parking area servicing retail and commercial tenancies, HUB Parking Technology created an all inclusive solution to manage both the short and long term parking requirements.

The individually tailored parking solution was successfully achieved through the Janus Management System (JMS) software, an intuitive; user friendly and flexible web-based parking management system for the management of multiple parking locations. The system enables car park operators to oversee different parking locations and monitor traffic flow and parking availability within separate parking areas. HUB Parking Technology also supplied a tailored preventative maintenance package for optimum system operation of the ZEAG parking equipment and JMS software. One of the key benefits of the ZEAG System is the upgrade capability as the system has a modular structure that can be configured and extended to suit specific needs. Continuous software upgrades ensure the system is kept up to date with ever changing technologies, such as Chip&PIN, Online pre-booking, Digital Ticketing, Apple Pay to name a few.

JMS provides Car park Managers with flexible reporting solutions and real-time business performance visibility. Complex and statistical analysis of traffic movements and transactions can be easily accessed with a cloud ready option via any remote device. The revenue management system can be set for a range of easy payment methods including licence plate recognition, credit/debit cards or prepaid options. Mobile solutions includes Apps for payment processing, real time monitoring and data analysis, and JunglePass for digital ticketing and checking real time occupancy information via a smartphone.

HUB Parking Technology is the FAAC Group Business Unit that develops, manufactures, installs, and provides after-sales services of ZEAG, Datapark and FAAC Parking Access and Revenue Control Systems. Hub Parking has a global presence with over 10,000 installations and 500+ employees. The company is committed to ongoing development of intuitive, web-based software delivering efficiencies in parking solutions for all users resulting in increased profitability and easy system manageability for operators.

**For more information contact HUB Parking Technology,** Unit 7, 24-28 Skarratt Street, Silverwater NSW 2128, phone 1300 723 421, fax 1300 730 425, website www.hubparking.com