

22 May 2014

Suzie Jattan
Secretariat
Sydney West Joint Regional Planning Panel
GPO Box 39
SYDNEY NSW 2001

Dear Sir/Madam,

DA664.1/2013: 8-14 Dutton Lane, Cabramatta – Independent Town Planning Review of Application

Summary

Urbis was engaged by Cabramatta Business Association (CBA) to provide an independent town planning review of the abovementioned application and related documentation when it was on public exhibition in November 2013. This independent review accompanied the CBAs submission on the application.

Our key concerns with the application related to car parking, compliance with the building height standard, and the impact of the proposal on the public interest. Since our initial review of the application, the Assessment Report for the application has been issued by GLN Planning, recommending that the application be approved by the JRPP, subject to conditions of consent.

In accordance with the minutes of the JRPP meeting of 8 May 2014, we have provided an additional submission based on our review of the Assessment Report, highlighting our outstanding concerns with the application.

The key issues identified in our original submission remain relevant, and we are concerned that the applicant has failed to respond to these matters raised by the CBA, and the broader community. These are discussed under the subheadings below.

Community expectations and the public interest

Section 79C of the EP&A Act 1979 requires applicants to consider the 'public interest' in determining a development application. The Assessment Report, in our opinion, oversimplifies the substantial public concerns with the application, and the extensive history of this central Cabramatta precinct.

The Dutton Lane Car Park has had a long history with various consultation efforts with the public over the last 10-15 years, a change from 'Community Land' to 'Operational Land' during this period, and various amendments to planning policy as the Council's plans have evolved over the years. This consultation process has provided various options for the redevelopment of the site, including the creation of a public communal open space area known as 'Cabramatta Common' which was a civic space (the result of considerable public input) which provided underground car parking. A copy of this document is attached at **Appendix A**.

These early concepts welcomed the input of the Cabramatta stakeholders and provided a high level of community involvement. Following this process, there was a high level of public interest and community expectations that this land would provide a civic purpose which would a) celebrate the unique culture of Cabramatta and b) commit to the provision of more parking in the area. The importance of this civic space was part funded by the Department of Planning, WSROC and the NSW Ministry of Arts. The CBA fully supported this initiative and appreciated the opportunity to be involved in the consultation process.

The 'Cabramatta Common' was not pursued any further by Council, however the Cabramatta Town Centre DCP embedded the following key vision to provide a large civic public space on the site:

"The Dutton Lane Precinct will provide a centrally located pedestrian common as the third significant piece of public open space west of the railway line and will link Freedom Plaza, John Street and Cook Square. The pedestrian common should include features to reinforce the cultural significance of the Cabramatta community".

As the key landowner and applicant, and given that Council prepared the DCP in consultation with the community, this central vision would provide a reasonable expectation to the community that a 'significant' quantum of public open space would be provided in any redevelopment scenario for the Dutton Lane Car Park site.

The application has provided approximately 500m² of public open space which represents 9% of the total site area. This represents a very negligible amount of civic space and is definitely not 'significant' in its contribution to the civic heart of Cabramatta. This represents a serious departure from the community's expectations and vision for the site, which is also directly linked to the applicant's failure to address the considerations of Clause 4.6 of Fairfield LEP 2013. In our opinion, the public interest has not been satisfied, or adequately addressed in the Assessment Report.

Height variation sought under Clause 4.6

As the proposal seeks to vary the height standard of Fairfield LEP 2013, the relevant considerations of Clause 4.6 of Fairfield LEP 2013 need to be addressed in the Assessment Report.

The Assessment Report states that the non-compliance, which requires at least 50% of the site area to be landscaped open space if height exceeds 10m, is reasonable "*because the elements that exceed the height limit are relatively small in area, they service the building and are integrated into the design*".

Notwithstanding the numeric degree of height projections above 10 metres, the reference to providing at least 50% landscaped open space in Clause 7.3 of the LEP mirrors the broader objectives to provide more open space discussed in Cabramatta DCP.

However, a key objective of Clause 4.6 is "*to achieve better outcomes for and from development by allowing flexibility in particular circumstances*". Further, in determining a variation, the "*public benefit of maintaining the development standard*" need to be considered.

Given the community expectations for the creation of significant public space at Dutton Lane Car Park which is embedded into the vision for the Cabramatta DCP, further variations which limit the quantum of public open space in our opinion is neither a better outcome for the community, or a public benefit that is referred to in Clause 4.6 of the LEP.

Car Parking

The CBA has engaged a traffic consultant to independently review the proposed development which is provided separately. This clarifies that car parking provision is a critical matter in the Cabramatta CBD which needs addressing as part of this application.

It is acknowledged in the Assessment Report that car parking was one of the key issues identified in the various public submissions provided on the application. Similarly, we note that parking implications of the development were a “principal issue” in the submission by the RMS on the application, as required to be assessed under the SEPP (Infrastructure) 2007.

While the Assessment Report focuses on the application being ‘generally consistent’ with the planning framework for the site and locality, we question this consistency and the broader impacts of the development on the locality which are a key consideration under Section 79C of the EP&A Act.

The CBAs primary concern with the application relates to the quantum of car parking provided in the application, but also more broadly the lack of car parking on the western side of Cabramatta Town Centre. The historic concerns of the CBA are well documented in submissions on the Town Centre DCP, Fairfield LEP 2013 and planning policy documents over the last 10-15 years.

Section 3.5 of Cabramatta Town Centre DCP clarifies that the total number of existing car parking spaces in Cabramatta must not be reduced, and that existing spaces must be either relocated elsewhere on the same site, or in a conveniently located position before the removal of existing spaces. This acknowledges the challenges with the current level of car parking in Cabramatta, and ensures that Council should strategically address parking issues prior to the approval of development proposals.

Focusing on the current application, Council are proposing to create an additional 4,790m² of retail/commercial GFA, which generates the demand for an additional 132.4 spaces in accordance with the rates in the Town Centre DCP. However, the DCP requires no more than 30% (39.7 spaces) of these spaces to be provided on site, with the remainder (92.4) to be paid as a Section 94 contribution. Based on Council’s current Section 94 contribution rate per car park space (\$24,072) this equates to a contribution of **\$2,224,252.80**.

However, where contributions are paid for a centralised car park (in lieu of on-site parking) the parking requirements may be reduced by 40% (i.e. to 55.4 spaces). This reduces the contribution to **\$1,334,551.68**. Council are seeking to provide 69 spaces as public car parking in addition to the 166 existing public car parking spaces, with only 40 spaces provided in relation to the new retail/commercial floor space. On this basis, Council suggest that only 14 car parking spaces should be subject to Section 94 contributions, equating to a contribution of **\$337,008**.

In summary, Council are seeking to provide the minimum amount of on-site parking in relation to the demand generated for the proposal, fund the residual of spaces via Section 94 and provide 69 additional paid public car parking spaces in lieu of providing a larger contribution as required under the DCP. This represents an overall Section 94 reduction of \$997,543 and additional funding from paid public car parking.

While the additional paid public car parking is acknowledged, the majority of these spaces will be used towards meeting the demand generated by the proposal, and do little to appease the wider parking issues in Cabramatta CBD. When you break this down, 132 car parking spaces are needed in relation to the proposal alone, with only 40 spaces actually being provided on site in relation to the demand generated.

In any event, the underlying objective of Cabramatta DCP is to provide car parking before the removal of existing spaces. The Assessment Report is silent on how the proposal will provide ongoing parking for the community before the removal of those spaces. Conversely, Council’s strategic planners concede that “there are currently no funds available” to fund alternative parking in Hill Street (or other locations) until after 2017.

In light of the above comments, the following conclusions can be reached:

- a) Council has no agreed strategic position on car parking, and any physical works to provide additional parking (with the exception of an additional 69 provided as part of this application) will not take place until at least after 2017.
- b) Only 40 car parking spaces will be specifically provided on-site in relation to the proposed retail/commercial floorspace proposed, although demand is generated for 132.4 spaces.
- c) Council is seeking to meet some of this demand by providing additional public car parking (69 spaces) which reduces the Section 94 contributions payable by \$997,543.
- d) There is no discussion on the timing and availability of the proposed public car parking spaces, which are presumably provided after the construction of the proposal (as they are located on the upper floors. Therefore, existing car spaces are likely to be provided AFTER the removal of the existing spaces, rather than BEFORE. This is a very specific DCP control which is unable to be complied with, given the comments by Council's strategic planner on page 24 of the Assessment Report.

Conclusion

We would recommend that Council have an opportunity provide a much stronger proposal which responds positively to the intent of the underlying planning policy context and public interest by providing:

- a) A more 'significant' degree of public open space and civic space which is a key objective of Cabramatta DCP and was more broadly canvassed in the 'Cabramatta Common' initiative. The requirement to provide a high degree of open space is similarly mirrored in Clause 7.3 of Fairfield LEP 2013.
- b) A much higher proportion of public car parking which responds to the shortfall highlighted in our initial submission. This may be in the form of an underground car parking solution which provides more flexibility with the use of the public domain and ground plane.
- c) A broader strategic evaluation of car parking (or Parking Study) identified on page 24 of the Assessment Report be undertaken prior to the resolution of point b) above.

In light of the serious concerns regarding the public interest, cumulative impacts of car parking in Cabramatta CBD, and the lack of 'significant' public open space of the proposed development, which are all central objectives and themes of the underlying planning policy framework, we recommend that the application either be refused by the JRPP or be subject to further design amendments by Fairfield City Council.

We look forward to addressing the JRPP at the upcoming Panel Meeting to discuss our concerns in more detail.



CABRAMATTA COMMON *A NEW PUBLIC SPACE*

LAR307.1164099441 MCG



SUMMARY REPORT PREPARED FOR

FAIRFIELD CITY COUNCIL
PLANNING NSW
NSW MINISTRY FOR THE ARTS
WSROC

By

McGREGOR WESTLAKE
ARCHITECTURE
FEBRUARY 2003



Foreword

Over the time I have lived in Fairfield City it has changed in many ways. One of the major changes has been to our town centres. Fairfield Town Centre was once the focal point of commercial activity, but over the years our increasing population has meant that other thriving centres have developed.

The challenge for Council is to make sure each of these centres services the needs of its local communities and is economically viable for its business owners. Council recognised this in the development of the 11-point Vision finalised in 2002, looking to achieve:

Vibrant, welcoming, competitive urban centres, each one unique, taking advantage of the transport links and the City's cultural assets to provide opportunities for locals and tourists.

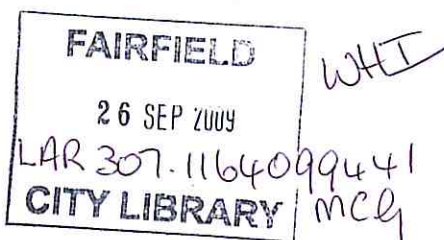
In this Vision statement, town centres in Fairfield City are recognised for the contribution they also make to the City's social fabric. People gravitate towards town centres for shopping, but also the social experience. To maximise the economic and social potential of our town centres it is important they offer a range of activities, are vibrant and welcoming, and meet a variety of community and visitor needs.

The importance of optimising the economic and social benefits of town centres is not unique to Fairfield City. Cities all around the world have recognised that providing a range of amenities and experiences in town Centres leads to increased visitation and activity by locals and visitors, increased branding and identity, and also safer environments. Town centres that have expanded their role beyond that of just places for shopping have benefited economically.

After several months working with many people and communities in Cabramatta, we have developed concept designs for a new public space in the Town Centre.

The potential of Cabramatta Town Centre to improve is why it gives me great pleasure to launch this report on the 'Cabramatta Common' Project.

The concept designs for Cabramatta Common suggest changing a hot noisy existing car park into a cool, green and fresh public space. It would contain amenities for people to meet, participate in activities, and relax. It would showcase local community talent, provide community facilities and spaces for small or large events like the Moon Festival, celebrate local culture and enhance the attraction of Cabramatta. It would attract people to the Town Centre, make for a safer Cabramatta, and strengthen business.



The concepts for the Common are by no means final designs. I emphasise that they are concepts only. They are ideas and options intended to generate further discussion to best meet the needs of businesses, communities, visitors and all people in Cabramatta.

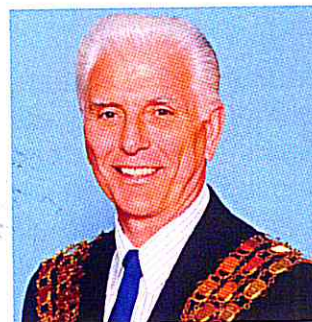
Council will be addressing the need for more parking in Cabramatta before committing to the new public space. We are committed not only to ensuring that no car parking spaces are lost, but that the number of spaces is increased to maximise access to Cabramatta Town Centre.

I would like to sincerely thank the people that participated on behalf of Council and our Project partners Planning NSW, NSW Ministry for the Arts and Western Sydney Regional Organisation of Councils (WSROC).

Many people in Cabramatta had a role in the development of this project, and the result is a unique public space designed by and for the people of Cabramatta.



Fairfield City Mayor Cllr Nick Lalich



Acknowledgments

This project would not have been possible without the generous support and assistance of a number of people from the community, Western Sydney Regional Organisation of Councils (WSROC) and Planning NSW.

There are many people from the community who gave generously of their time, knowledge and experience of Cabramatta in particular Fabiola Parra, Leeanne Sheridan, John Owen, Cuong Le, Fred Malone, Anna Schinella, and Maureen Chapman.

Three schools got involved in this project. Particular thanks should go to Lena Stefanovska and selected arts students from Grades 5 and 6 at Cabramatta Public School; Belinda Lam and Maria Struthos and Grade 8 art students and Brenda Schmidt and SRC students from Cabramatta High; and, Thereza Castalanis and Grade 9 art students and Toul Mousakis and Year 11 Geography students from Bonnyrigg High.

Thank you all.

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1. BACKGROUND

WHAT IS THE CABRAMATTA COMMON PROJECT?

This is a community project looking at ways in which an existing car park in central Cabramatta can be converted into a common area making it a better place for residents, businesses, community groups and visitors.

WHO WAS INVOLVED?

The community was consulted to include all interested stakeholders and parties. Specific groups addressed included business groups, children and youth, the elderly, council officers and other government agencies. The diverse cultural mix of residents was addressed through representatives, interpreters and special community events.



COMMUNITY CONSULTATION



MODEL OF PROPOSAL

WHAT DID THE PROJECT COME UP WITH?

The project was an integrated project between cultural planning and urban design. Major outcomes included

- A Community Event** with Public Art and Performance held on site at the Moon Festival

- The Cabramatta Common Project Consultation Report** (summarises issues and aspirations for the space presented by the community)

- A Concept Design for the New Public Space** (presented through plans, diagrams, a model and a report)

- Integrated Themes for Public Art and Urban Elements** within the Space (presented through plans, diagrams, a model and a report)

- A Video** of the consultation and design process including the Moon Festival Event

WHO'S FUNDING THE PROJECT?

The project has been jointly funded by Fairfield City Council, Planning NSW, Western Sydney Regional Organisation of Councils (WSROC) and NSW Ministry for the Arts.

THE PROJECT TEAM

McGregor Westlake Architecture - Design and Team Leader
Susan Conroy - Community Consultation and Cultural Planning
Mishline Jammal - Event Coordination for the Moon Festival Event
Aaron Seeto - Artist
Caroline Dang - Artist

2. THE COMMUNITY DESIGN PROCESS

Participation by communities has been a fundamental element in the development of the design for Cabramatta Common. The collaborative process is a means of identifying and establishing common ground and a shared understanding of the concerns and hopes for a new public place between the local community, the diverse users of the space, Council and the design team.

STAGE 1: PRELIMINARY CONSULTATION

ONE- ON- ONE MEETINGS

One-on-one meetings by phone or in person were used to gauge the extent of issues and to develop the consultation process.

INFORMAL INTERVIEWS

People using the ground level car park were approached and asked to comment on what their issues and concerns were with regard to the car park and the opportunities for creating a new public meeting place in the area.

WORKSHOPS

Workshops were conducted with a diverse range of groups and individuals from the Cabramatta community including older people, local business and property owners, community service workers, people from diverse cultural and linguistic backgrounds, parents, young people and children and Council staff. The workshops helped the design team to understand the different needs and interests of the community and to consider how to develop a character and ambience for the new meeting and gathering place that would be welcoming, vibrant and safe for the community that lives and works in and around Cabramatta.

The Stage 1 consultations informed a design response and program for the transformation of the ground level car park between John and Hughes Streets into a community event site during the Moon Festival.



THE FORUM THEATRE



THE CONSULTATION MARQUE

STAGE 2: CONSULTATIONS AT THE MOON FESTIVAL

CONSULTATION MARQUE

A marque housed four consultation facilitators who with base plans and tracing paper invited people to provide ideas about the space. Two of the four facilitators spoke another language being Vietnamese and Cantonese. Consultations during the Moon Festival provided an opportunity to reach residents who had not attended formal meetings or community workshops. This activity focused on encouraging participants to discuss preferred character, types of facilities and map potential locations for various activities

SURVEYS

Students from Cabramatta High School and Bonnyrigg High School administered a short survey to visitors to the Moon Festival in the transformed car park.

FORUM THEATRE

Four local actors played out scenes based on issues and interests for the community in changing the car park into a new public meeting and gathering place.



SURVEYS IDENTIFIED COMMUNITY ISSUES



CELEBRATIONS OF WHAT IS SPECIAL WILL REINFORCE A POSITIVE PERCEPTION OF CABRAMATTA

3. ADDRESSING COMMUNITY NEEDS & DESIGN ISSUES

"The weekends are very busy, with the car parks full and many visitors (day trippers and foodies)... some come by train".

"Cabramatta has always been people friendly".

"...the way people personalise and celebrate their culture in the decoration or treatment of gardens makes Cabramatta unique as a suburb".

"Cabramatta is full of hard spaces, it has hard dry heat, the common will need to have trees and other forms of shelter".

"Cabramatta is a suburb with an amazing overlay."

"People take pride in their heritage and culture."

"...make it contemporary, not fixed."

AN ENTERTAINMENT AND CULTURAL PRECINCT

Cabramatta is an energetic retail centre. Providing additional and better quality public space, amenities to showcase local community talent through performance and art, celebrating local culture will enhance the attraction of Cabramatta, support community and strengthen business.

STRATEGIC LOCATION

The direct easterly connection of Cabramatta Common to Dutton Lane and then to the railway station is a strategic connection that will promote a vibrancy to Cabramatta Common which will flow on to surrounding precincts, creating a heart to Cabramatta.

CHANGING PERCEPTIONS OF CABRAMATTA

Celebration of what is special about Cabramatta, providing for intergenerational public space needs, making the place safer through stronger community participation day and night, strengthening community loyalty to the town centre can all help reinforce a positive perception of Cabramatta

CREATING A FRAGRANT AND GREEN ATMOSPHERE

Communities are very clear about the mood or atmosphere they want for Cabramatta Common. Cabramatta can be a hot place, congested and noisy. The new public space needs to be fragrant and cooling, green and fresh, with water features and exciting artwork. The design proposal for an "urban park" which captures the greenness of a park and combines it with the open public space taps into the community aspirations for Cabramatta Common.

COMMUNITY FACILITIES

There are insufficient places for community activity in and around Cabramatta. In a number of the consultations people identified the need for community facilities for meetings, workshops, exhibition space and community activities as well as tourist and public information. Community office space for outreach services from various government agencies was also suggested. Workshop spaces could provide opportunities for diverse activities.

Facilities for young people and children were particularly lacking in Cabramatta.

"When we want to hang out we want to be more private"; "the shopping is not teen friendly"; "we visit the shops but we don't stay long"; there's no music we're interested in"; "I wouldn't buy clothes or shoes here."

"Older people like to reminisce about the past and go to the local restaurants."

"Don't crowd the space, keep it simple."

MEETING AND GATHERING PLACES

Participants commented on the lack of space and good quality outdoor public venues and their desire for a future meeting and gathering space.

Young people said Cabramatta is a family oriented place and are reluctant to use the centre for meeting friends and shopping because *"they want somewhere more private"*.

Older people are interested in gathering in places to talk about old times. The spaces should have shade and shelter, seats, proximity to free or cheaper public transport, children's play areas and need to feel safe and secure while in the space.

ACCESS AND SAFETY

Public access and passive surveillance in the area at night would need to be improved to ensure the space feels safe and secure for those in or walking through the space.

Servicing to the surrounding businesses needs to be retained but organized to improve pedestrian access and safety.

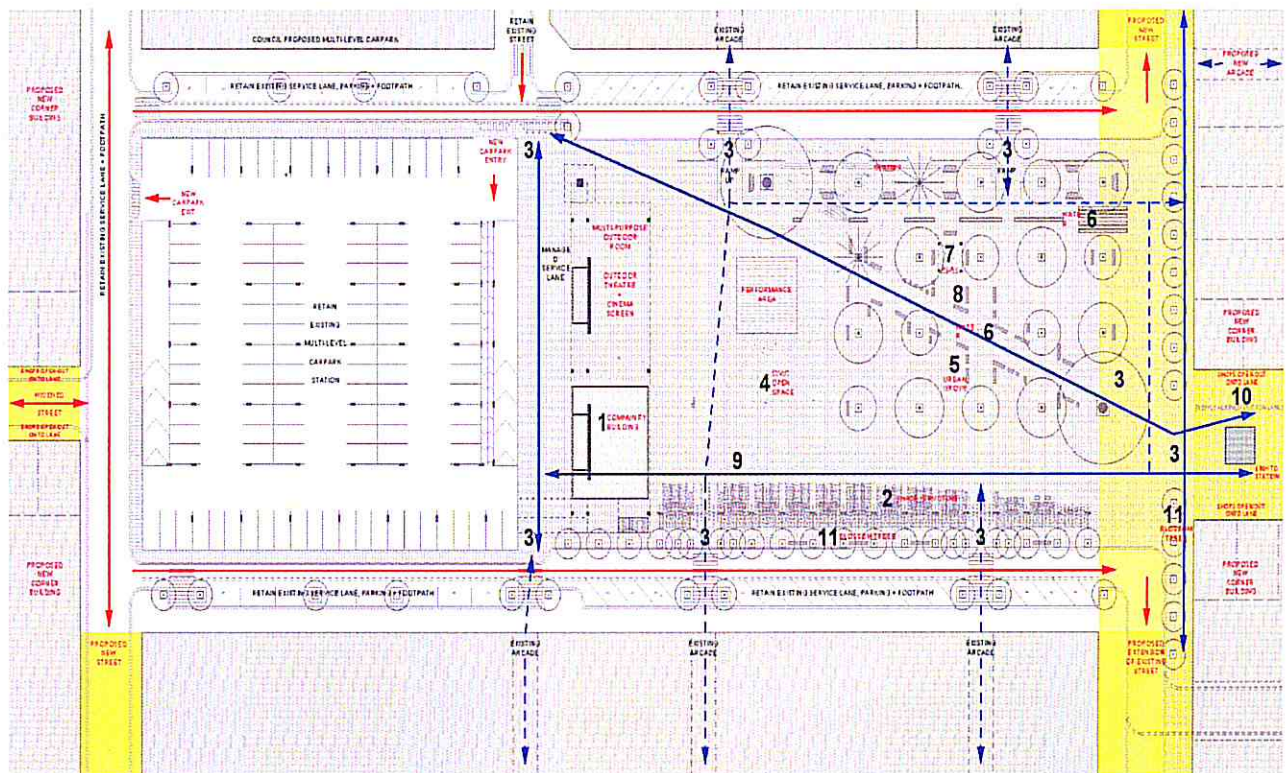


4. URBAN PARK CONCEPT DESIGN



The Cabramatta Common Design aims to make a place where people can congregate and enjoy the ambience within, by creating a large pedestrian civic space. The existing open air car park area would be transformed into a welcoming, spacious public square providing respite and facilitating civic activities such as sitting, strolling, play, meeting people, community performance and the like. The square will complement the commercial and retail activity of the town centre and provide greater public amenity and improved connectivity within

Cabramatta. In time it should also encourage improved private development in the vicinity. The concept was developed in 2 stages. The main public space remains the same in both, but stage 2 proposes more extensive changes to the laneways and a direct visual and physical connection to the station.



1. COMMUNITY BUILDING

- Meeting Rooms
- Public Amenities
- Lockers / Showers
- Youth Facilities

2. SHADE STRUCTURE

- Shaded Seating
- Vantage Point Overlooking The Space
- Meeting Place
- Celebratory Lighting Feature

3. ENTRY AREAS

- Welcome Gesture
- Threshold Into Space
- Orientation

4. CIVIC OPEN SPACE

- Formal Performance Area
- Stage
- Video Screen
- Occasional Active Games Area
- Audience Gathering Space

5. URBAN GROVE

- Tranquility
- Greening the Built Environment
- Refreshment / Relief
- Shade / Cooling
- Diverse Species / Memorable Image
- Fragrance
- Seating & Tables along Path & Edges

6. WATER

- Feature Along Path
- Focus Within the Grove
- Meeting Point
- Integrating Drainage

7. PLAY

- Integrated Play Structure along main Pedestrian Activity Area

8. LIGHTING

- Safety
- Grove Lighting
- Celebratory Lighting
- Feature Lighting (Water/Play/Civic Building)

9. INTEGRATED PUBLIC ARTWORKS

- Community Building
- Colonnade
- Central Water Feature
- Play Environment
- Pavement
- Entry Areas - 20:30 Entry Statements
- Lighting
- Seating

10. DUTTON LANE

- Stage 1: Retained as Existing
- Stage 2: Re-alignment with Arthur Street
- Creates Direct Visual and Pedestrian Link to Station
- Main Pedestrian Entry Point into Square

11. BLOSSOM TREES

- Define Edges
- Creates Special Character

MAIN PEDESTRIAN CIRCULATION

SECONDARY PEDESTRIAN CIRCULATION

VEHICULAR CIRCULATION

SEATS/BENCHES

TREES

WATER

2 5 10 20

DIAGRAM OF PUBLIC SPACE

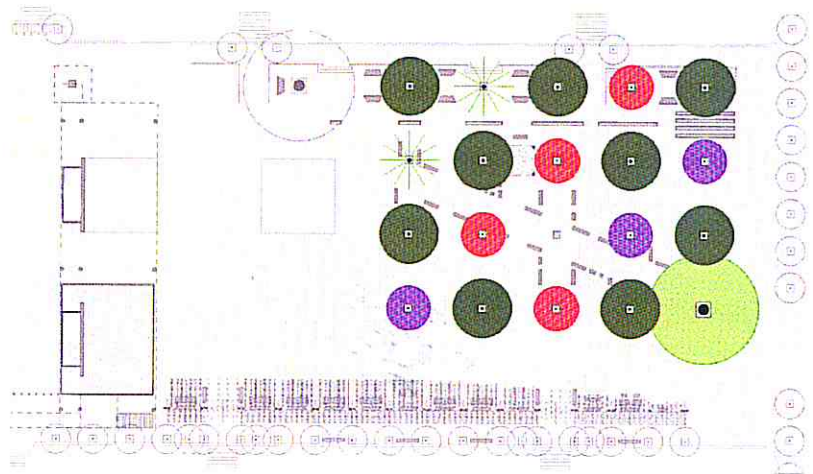
5. PUBLIC ART AND DESIGN THEMES

The proposal integrates urban design and art, evident in the square's layout, major elements and details. Urban elements will modulate the new space and create different environments. The design achieves a balance between natural and built elements and is conceived within a framework based on four themes that were established through community consultation as follows.

DIVERSITY AND UNITY

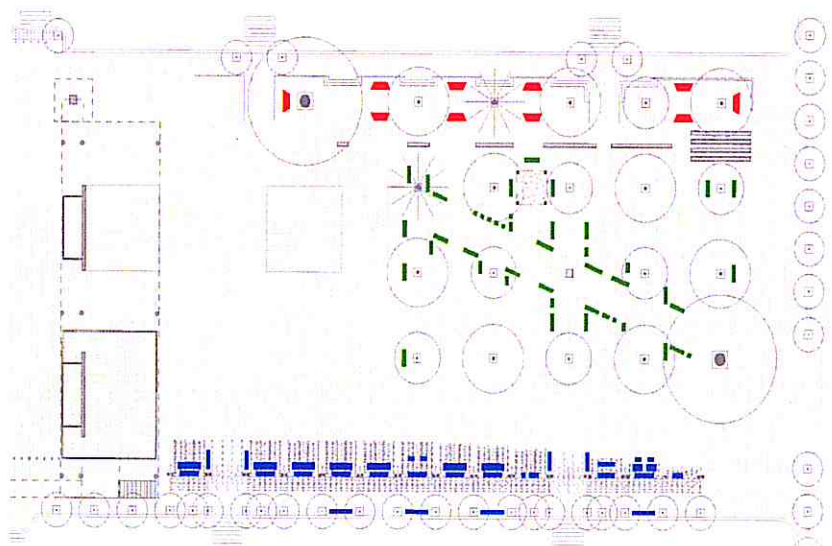
This theme reflects the social and cultural mix of Cabramatta and is best expressed by the proposed **Urban Grove** and **Seating & Edging**.

The **Urban Grove** would be an installation of indigenous and exotic planting. The natives provide a core identity and the exotics the sensual experiences of colour and perfume.



Seating and edges are an important in defining the common. There are three areas proposed:

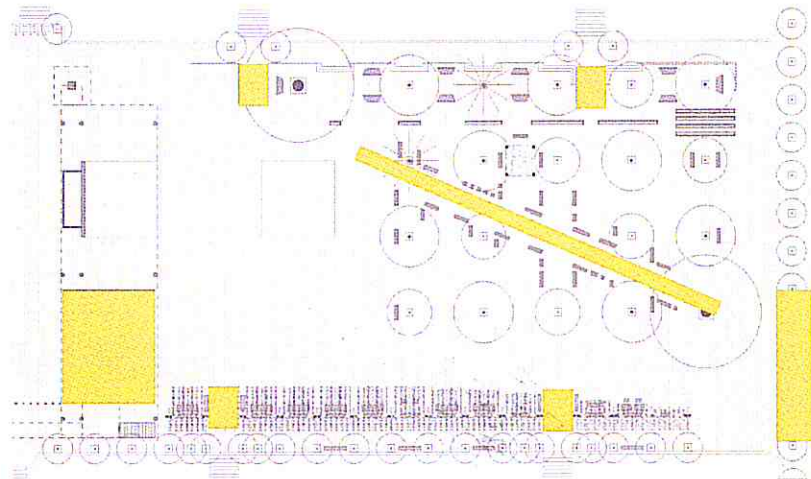
1. Traditional seating and communal table arrangement (shown in red).
2. More dynamic edging (shown in blue) in the form of seats, stamps, ramps, stepped seating and sectional treatments.
3. Incidental seating (shown in green) within the grove facilitating a variety of social engagements.



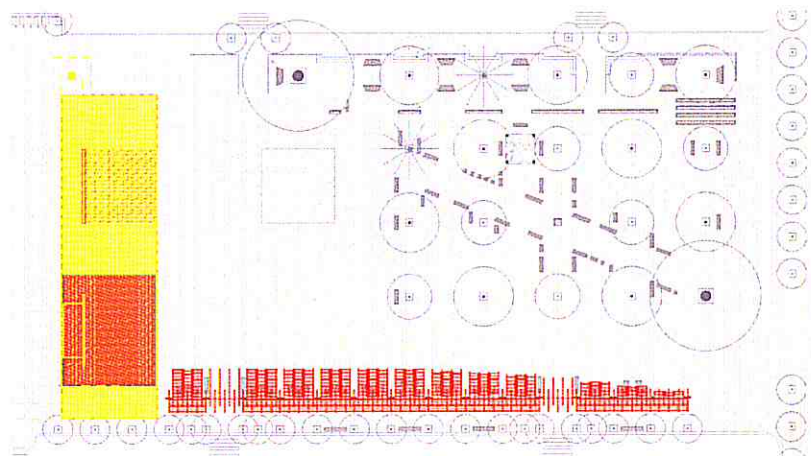
MEMORY AND CULTURE

This theme acknowledges that the rich cultural diversity of Cabramatta responds to the succession of settlement patterns in the area. It is best expressed in **Ground Works** such as paving and tree grilles and also the **Community Centre** and **Shade Structure**.

Ground Work treatments above and below the surface including excavations, cavities, paving and tree grilles. The floor of the community building, within the grove, and water features offer possibilities for artistic treatments.



A Community Centre (shown in yellow and orange) addressing the Common will add greatly to the image and use of the square as a major civic space. It could house exhibitions, meetings, services and act as a backdrop for a public video screen. The

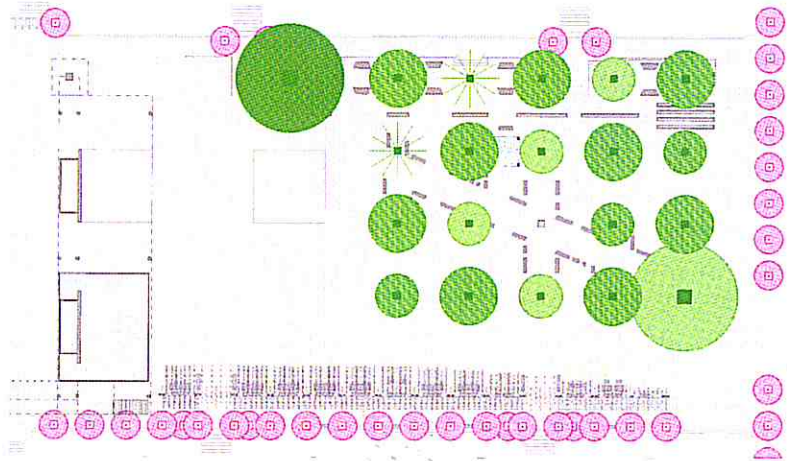


Centre could be a flexible space to meet the needs of a variety of users. Along the north (shown in orange) a **Shade Structure and Colonnade** refers to an Asian vernacular building tradition. The design of the shade structure draws on the bold colours and vibrancy of Cabramatta.

NATURE

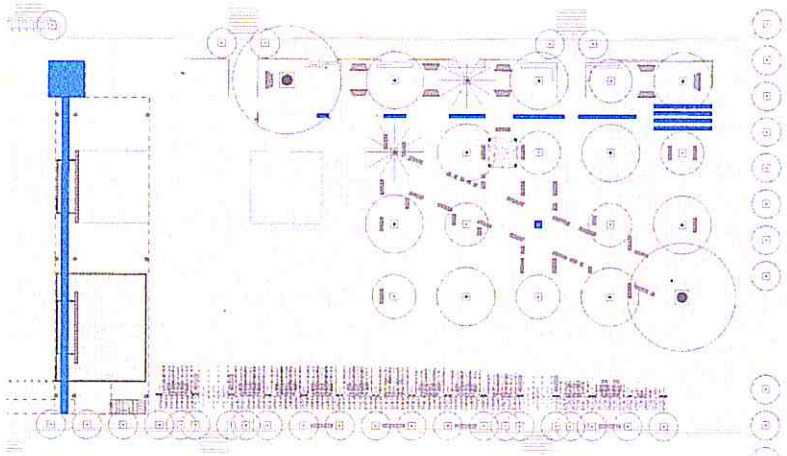
This theme responds to the need to moderate and transform the existing harsh character of the site. Also the ongoing transformation of the site from a well-watered woodland (1770) to a contemporary urban centre. Trees and water refresh the senses and ambient public amenity not currently available in Cabramatta. This theme is expressed in the **Grove & Blossom Planting** and the three types of **Water Element**.

The **Grove & Blossom Planting** (shown in green and pink) will increase environmental amenity, creating visual and sensual microclimates. Light flickers through the trees and over water, air is cooled, and shade provides respite from hot summer sun. Blossom trees create perfume and seasonal character.



The **Water Elements** in the design reveal the cycle of capture and reuse to raise awareness of the water system and issues of management and recycling. Three main elements are proposed: **1.** A water tank collects water from the roofs of buildings. Below the tank is an outdoor room defined by a curtain of water. **2.** Spouts

collecting ground water from the square that could be manifest with bubbles of water. **3.** A spring, on the axis to the diagonal path, attracts the visitor into the grove and adds to the grove's cooling nature.



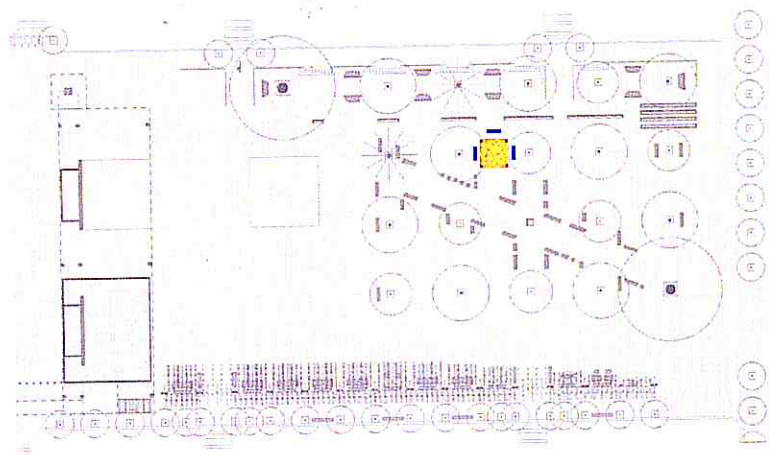
CELEBRATION

This theme represents the collective aspirations of the communities. The primary celebration is that of every day life in the town centre. The design has been carefully considered to facilitate autonomous gatherings for community events, market days, protest meetings, festivals and so on. This theme is expressed in the **Lighting** and **Children's Playground**.

Lighting will be fundamental to the expression of celebration. In addition to safety lighting, there are 4 types of artistic lighting proposed: **1.** Red/orange lighting to broadcast the presence of the Common, drawing visitors into the space; **2.** Lighting to feature the trees occasionally coloured to capture the "enchanted forest"; **3.** Low-level lighting around seating elements; **4.** The façade of the community centre to become a light work.



The **Children's Playground** (shown in yellow) is shady and is near seating. It would be designed as a sculptural ensemble allowing for open ended rather than prescribed play, drawing on and furthering the design detail of the grove and square.





PHOTOGRAPH OF MODEL SHOWING GROVE, COLONNADE & COMMUNITY CENTRE

6. CABRAMATTA COMMON FEEDBACK SESSION

On May 27 2003 a feedback session was held at Golden Star Palace Seafood Restaurant to show the concept designs for Cabramatta Common.

The purpose of the session was to feedback to communities their input to the design process, and take into account any additional comments or concerns that need consideration in the final designs.

About 80 – 100 people attended the session. After an opening speech by the Mayor of Fairfield City, small groups were formed, and with the assistance of interpreters the Cabramatta Common team presented the concept designs and invited comments.

Participants expressed a lot of enthusiasm for a new public space in the heart of Cabramatta. With the addition of a few points and comments the concept designs were welcomed as representative of the needs and character of Cabramatta. A summary of the additions has been documented and will inform the final designs for the Common.

7. WHAT HAPPENS NOW?

Cabramatta Common is part of a larger project that includes solving the parking and traffic problems that currently exist in the area. Tender documents inviting options for redeveloping the Dutton Lane car parks are now being compiled for distribution in late 2003. The concept designs for Cabramatta Common will be included in the Tender and be put forward as a favourable redevelopment option. Tender submissions will be due in the first quarter of 2004.

"...this park has to be beautiful, unique and draw people in." Comment from a community member during the Cabramatta Common consultations.