

MIXED USE DEVELOPMENT (APPLICATION NO 167.1/2023 PAN-333433
PROPERTY: BROOMFIELD STREET, CABRAMATTA
LANDSCAPE RESPONSES TO COUNCIL LETTER OF 1.12.2023 (COUNCIL RFI'S)



BROOMFIELD STREET CABRAMATTA
PREPARED BY: SITE IMAGE LANDSCAPE ARCHITECTS
ARCHITECT: PLUS ARCHITECTURE
FOR: MOON INVESTMENTS P/L
DATE: 12 FEBRUARY 2024

plus
architecture



SITE IMAGE
Landscape Architects

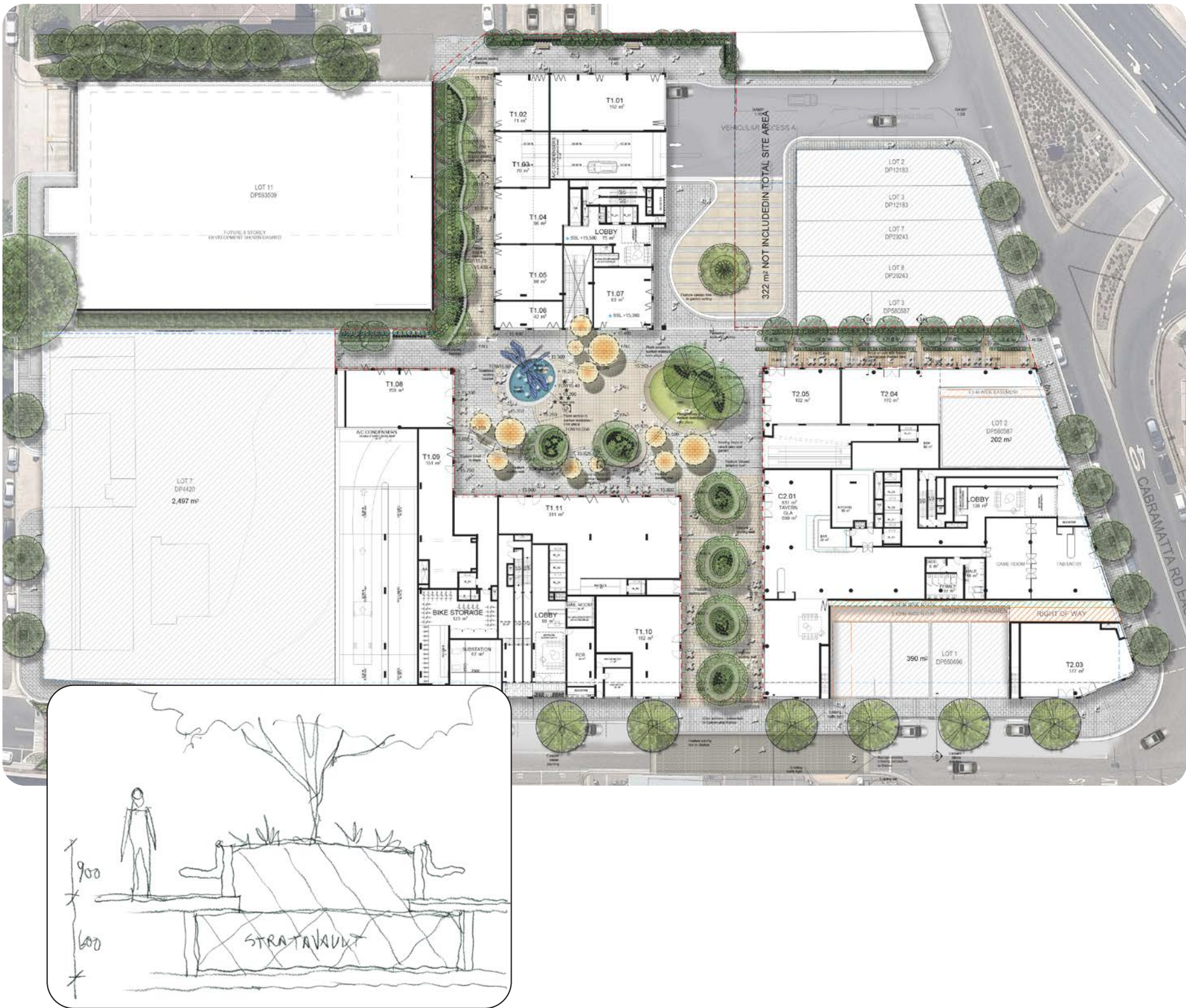
Council Letter 1.12.23 RFI General Landscape Response

Being adjacent to significant railway station, and enhancing / enlarging a strong retail precinct, the development has a strong civic character that will activate this eastern end of the regionally significant Cabramatta CBD. Having strong mixed use components of residential, retail and commercial uses, basement parking is a significant driver, so that a vibrant civic precinct with strong resident and visitor activation is achieved.

Council acknowledges that the publicly accessible open space plazas and landscape surrounds to the buildings are considered to contribute to resident COS amenity. On this basis there is recognition that residents choosing to live here will enjoy the civic and landscaped building surrounds.

Regarding Deep Soil, Council dialogue and guidance has agreed that due to the extend of basement parking there be limited opportunities at the ground level. The negotiated outcome was that suitable soil volume for trees be achieved from slab setdown with stratavault, in combination with raised planters. The retail context of plazas also defines that tree planting is selectively located, and unlike greater tree planting opportunities in a comprehensive garden setting for apartment buildings.

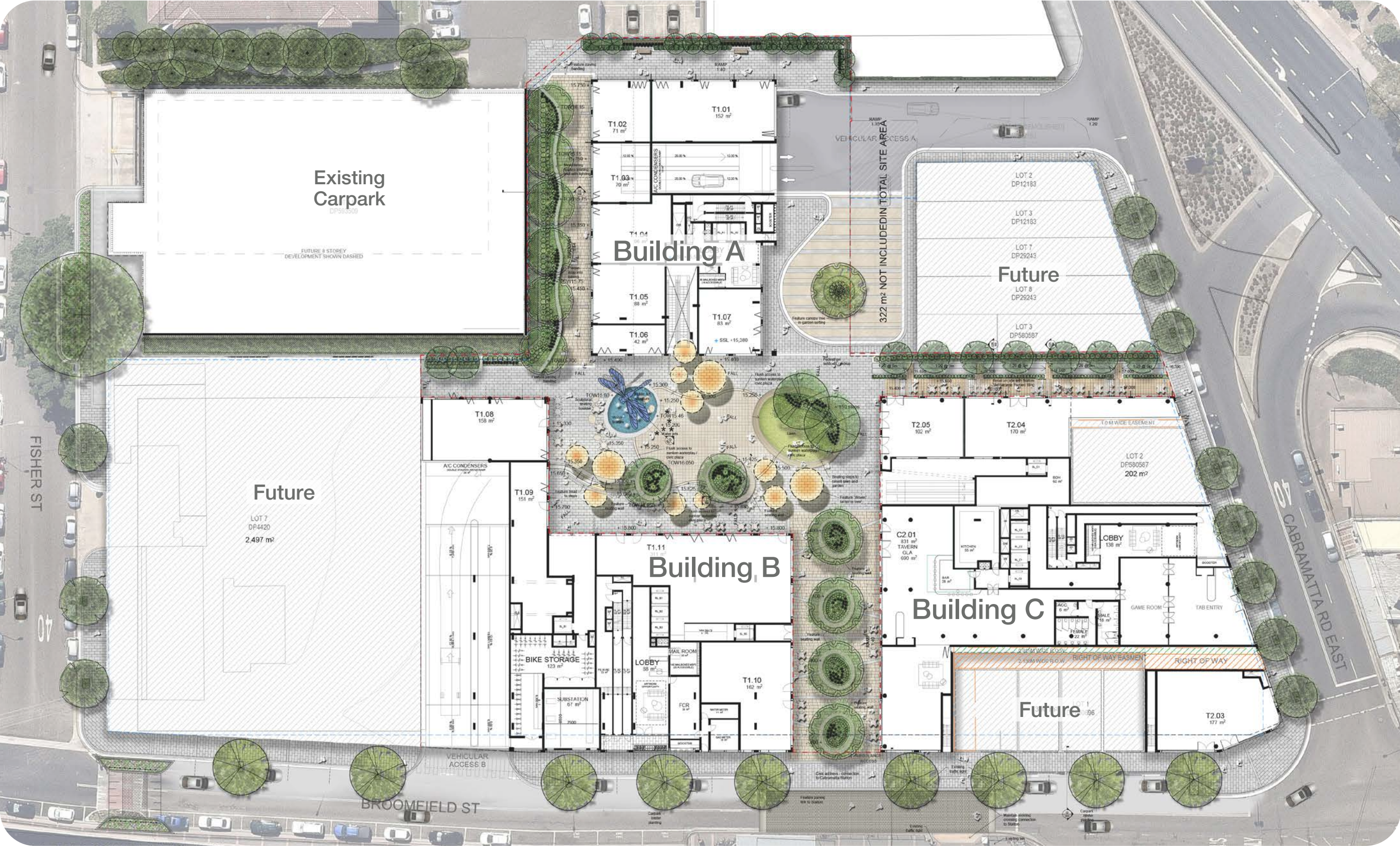
In summary, the project seeks to create a significant cbd destination precinct, providing a highly branded civic space that will greatly enhance the cbd by providing an eastern destination area, complementing the existing mature / very vibrant western retail precincts. The urban planning outcome is to activate the strip retail between the two centres, with the station as a co-located eastern driver defining pedestrian movements east and west



LANDSCAPE MASTERPLAN - Composite of all levels



LANDSCAPE MASTERPLAN - Ground Floor

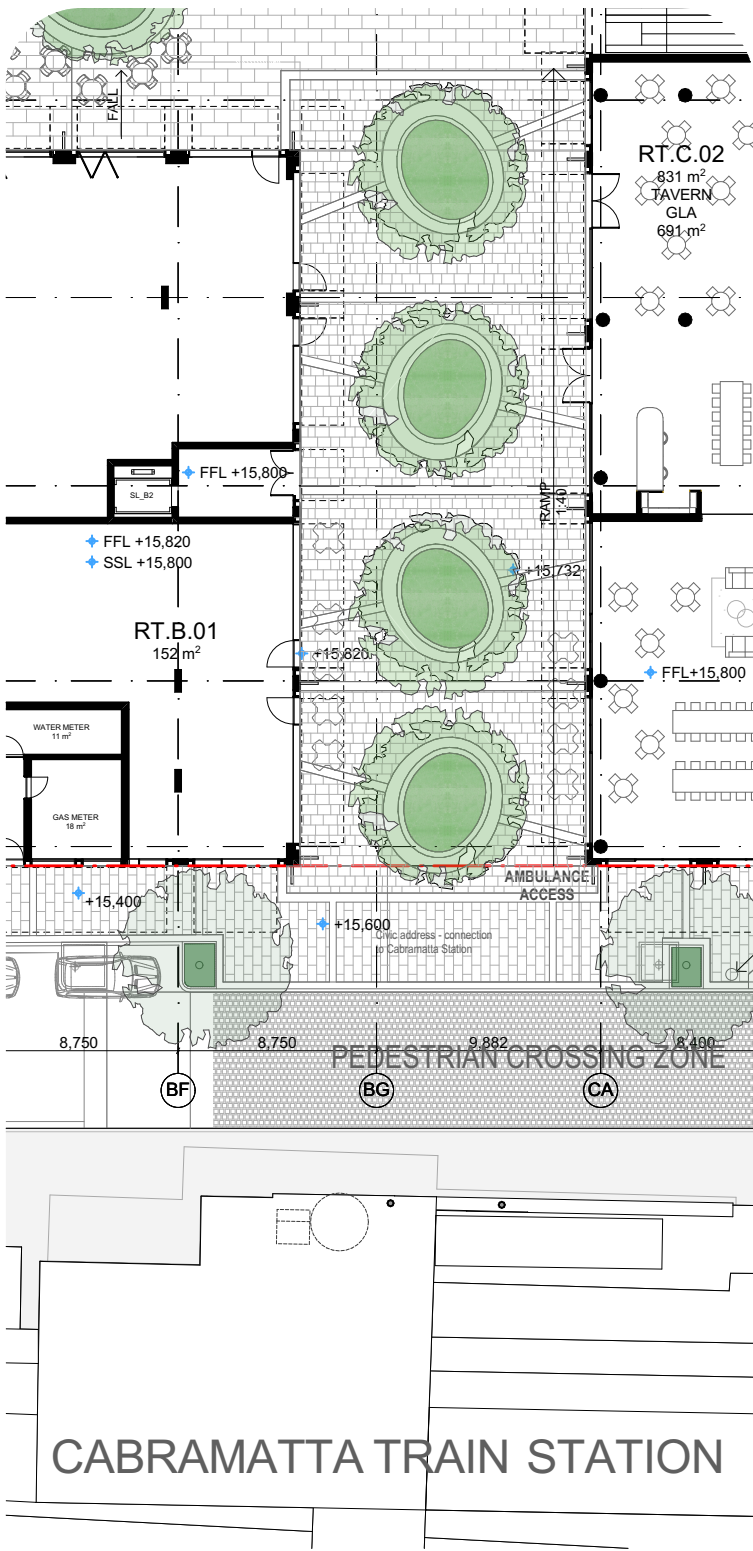


Council Letter 1.12.23 RFI No. 2 - p10 Public domain interface : Future Bridge and plaza entry from Broomfield

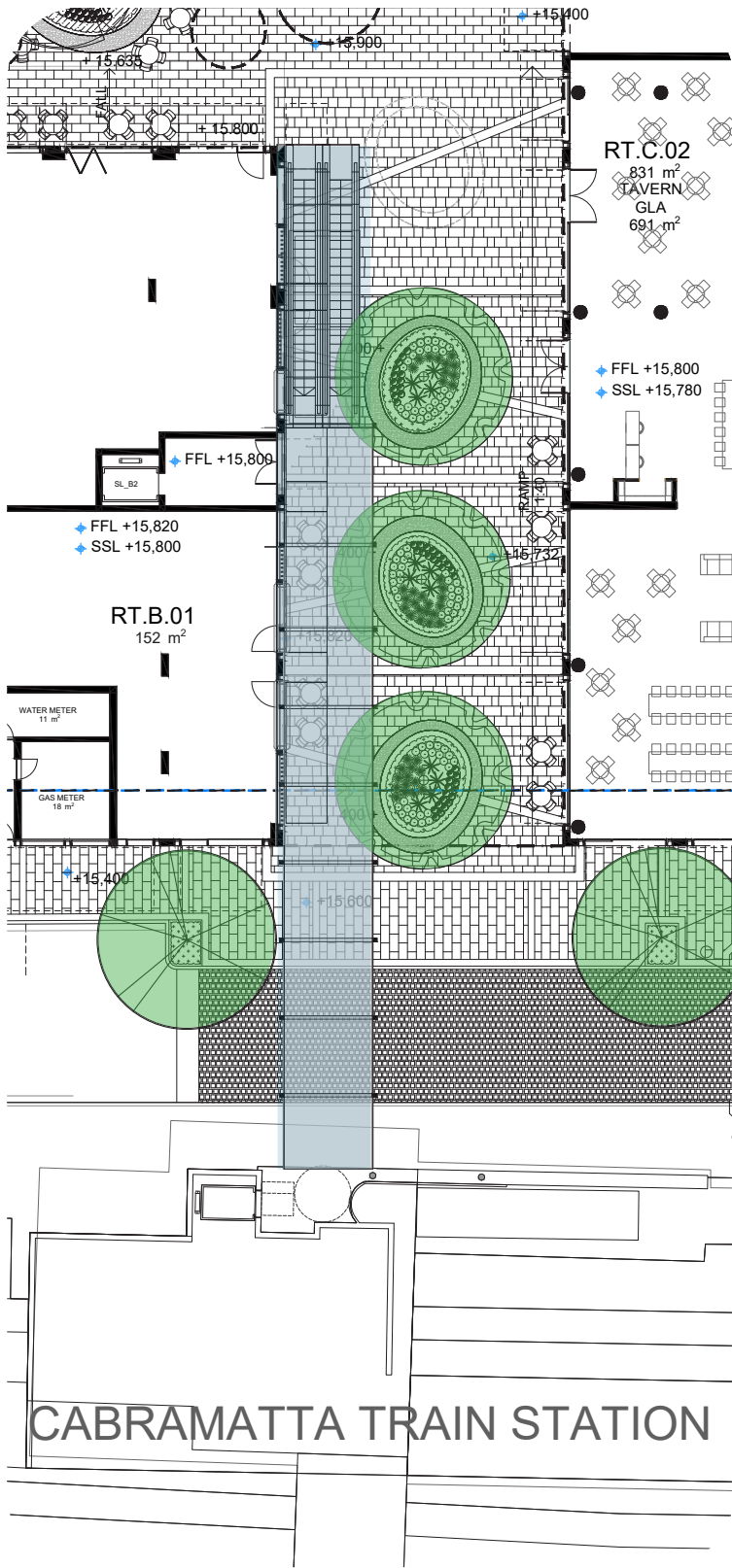
The COS design should also seek to identify the types and range of uses suitable for the buildings occupants. The communal open space in this design is distributed across 3 buildings at podium and upper levels of the building which in principal is supported. It is not clear however whether the distribution reflects the different levels of occupation for each building such that the required 25% site area for COS is proportioned to match the buildings occupancies.

LANDSCAPE RESPONSE:

The future proposed pedestrian bridge across Broomfield Street has been considered in the site planning and design from close to the outset of the project. The connection directly across from the station level 1 access walkway will allow for seamless movement of pedestrians, with escalators at the eastern end of the link allowing easy access towards and from the main central plaza space. This access point joins directly to the access link space extending from the Broomfield Street frontage into the site. The link space provides easy circulation between retail frontages to the south and north, with oval shaped seating defining raised planters along the space. This allows for easy criss-crossing of the space providing numerous choices to move through the space, with priority for direct east-west along the southern edge. At the ground floor interface with the escalators up to the bridge link, there is some narrowing of the ground floor pedestrian corridor. To ensure an overall equal opening width, one of the four oval seating areas (planters) is removed as part of achieving the bridge link. This creates a generous pedestrian interface with the central plaza space, where there is easy merging of pedestrian moving to / from Broomfield Street, or to / from the Level 1 elevated walkway. The four trees being reduced to three is considered suitable, and not to be a compromise to the general greening of this pedestrian corridor.



DA as Submitted - Revision 5, Plus Architecture



Future pedestrian bridge, ground floor access

Council Letter 1.12.23 RFI No. 2 - p11 & p14 Communal and public open space / Landscape Design

Council’s comments relating to suitability of Coomunal & Public open spaces for resident amenity, include comments on:

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...important that COS be distributed so each building has an appropriate COS areas and mix of uses to meet each buildings occupants needs.

The COS design should also seek to identify the types and range of uses suitable for the buildings occupants. The communal open space in this design is distributed across 3 buildings at podium and upper levels of the building which in principal is supported. It is not clear however whether the distribution reflects the different levels of occupation for each building such that the required 25% site area for COS is proportioned to match the buildings occupancies.

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...More detailed analysis of the proposal and why it is the right mix as well as more clarity of type of facilities to be included are required. The principle of distributed COS across the buildings and the access to public plaza are supported. The plaza can be used as an offset to some extent for the required COS. This however needs to be clearly articulated a

nd supported in an overall approach to COS and what is being delivered across the site for the mix of occupants. The detail is important, especially with staged developments, and it is recommended that the areas be checked that it is providing the correct distribution of COS areas, mix of COS activities, any undersized POS impact, thin linear strips of COS usability, privacy impacts from units shared walls, solar access, equitable distribution of COS areas and mix of uses, deep soil/substantive planting all be assessed in more detail to ensure the concept actually delivers the appropriate areas and uses for this important major project.

It is expected that landscape design provide a thorough analysis of the units occupants needs and resulting mix of spaces to be provided to meet COS and other requirements. It is not sufficiently clear that this level of detail has been undertaken and informed the design. This comment is in addition to these previously noted in COS and deep soil above. Tower C appears to have a long paved area at Level 2 on the south side which is of questionable use. Access and security issues may arise especially adjacent the undeveloped sites. It is recommended that these areas be redesigned to relate to the units adjacent and include landscape. Tower B COS contains large areas of paving. The extent of paving is questioned, especially given that this building contains the most units and the least lawn area. The communal areas located in the upper levels while a good idea, lack detail as to how they are to be used. Ideally these areas should be planned in more detail and appropriate services included. Are these areas envisaged to be used for dining areas, BBQ areas or just passive seating.

Provide detailed analysis of type of uses considered appropriate design and distribution across the 3 buildings and the plazas together with detail area calculations supporting the outcome. Provide more deep soil and volume with larger trees in plaza on street edges and on select podium locations.

Site Image Responses provided on the following pages



Council Letter 1.12.23 RFI No. 2 - p11 Communal and public open space

LANDSCAPE RESPONSE:

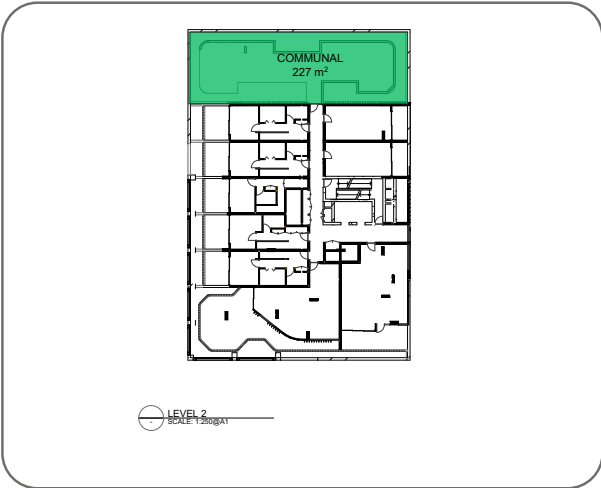
Each of the proposed Stage 1 buildings have significant quantity and variety of common open space amenity areas, located on terraces on different levels of the building. Site Image have designed a large number of similar scale projects and have gained a good understanding of resident demand levels, and the range of amenities that provide maximum benefit and flexibility of use. The exact profile of age groups, ethnic background, and split of your families versus young professionals or ‘empty nesters’ is not possible to determine accurately during the design phase. In response, it is important to cater for all these user types, and for flexibility of use to be a hallmark of design outcomes.

A matrix of flexible use amenity areas has been applied generally equally to each of the buildings, aiming to provide:

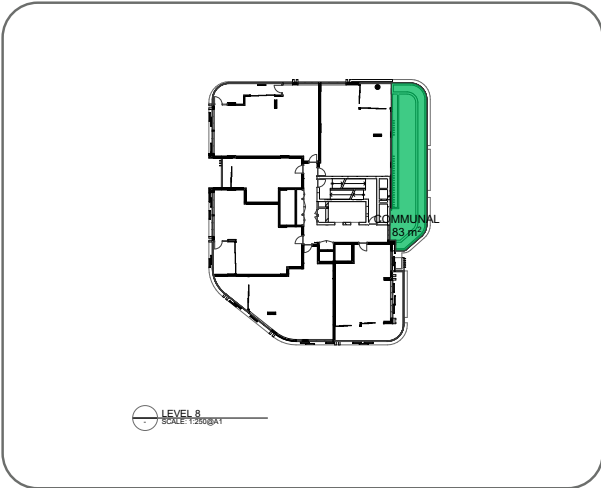
- Community Gardens with raised accessible planters and allied low and raised beds, with general seating and storage opportunity nearby;
- Social / Family Seating, providing for small groups of people to sit with relatively passive seating, talking and socialising;
- Smaller seating areas suitable for private relaxation in small groups or alone, or as work-from-home seating opportunities;
- Lawns are provides adjacent other areas as suitable, providing for passive seating, or for small informal family / childrens play activities;
- Tables with benches provides highly flexible seating areas, suitable for outdoor dining, or games, or reading, or socialising in general;
- Allied with tables and chairs, and often with lawn, BBQ’s and sinks / bins are provided to assist outdoor eating.

It is also acknowledged that the Council supports that the public open space areas to the ground floor will complement the common open space for each building. Residents will benefit from a vibrant activated series of ground floor open space areas, with various seating, dining, and social opportunities. Each of the buildings has common open space provided on a range of different floors that has a considered programme of amenity to provide balanced opportunity for social, passive, and engaging activities.

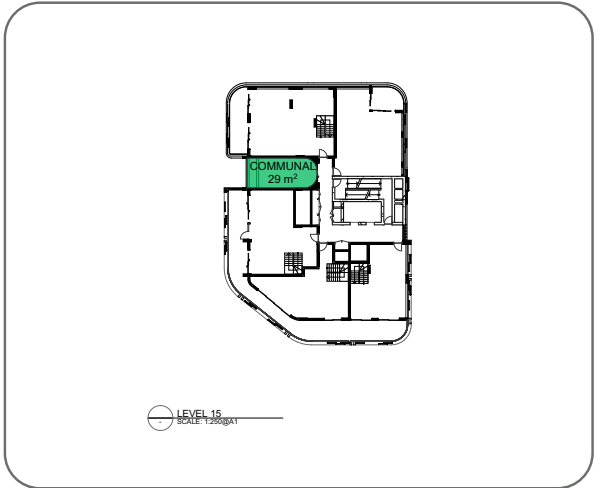
The quantity and considered variety of common, and public, open space for resident use will provide significant amenity that from experience will provide high level of outcome for residents.



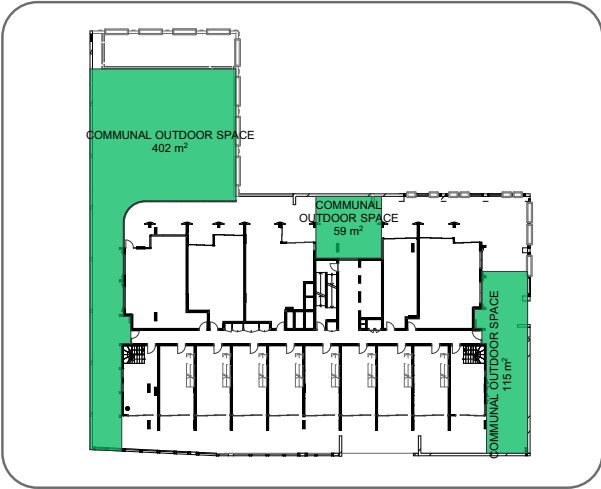
Building A - Level 2



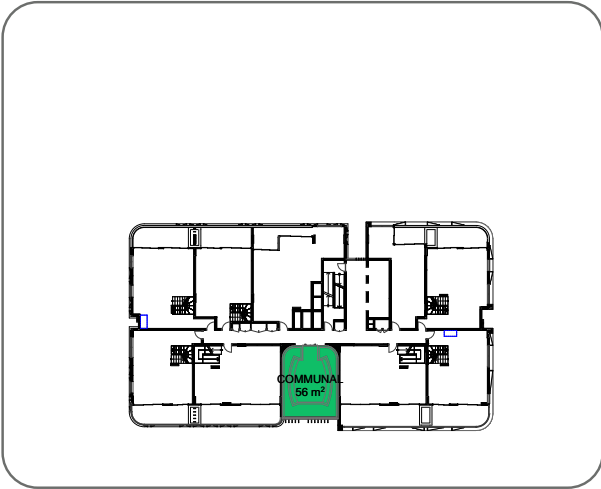
Building A - Level 8



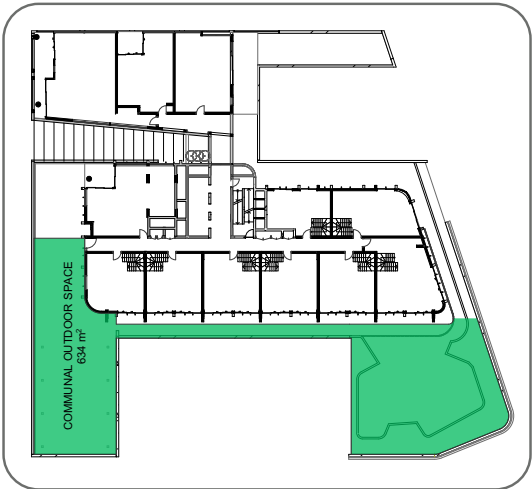
Building A - Level 15



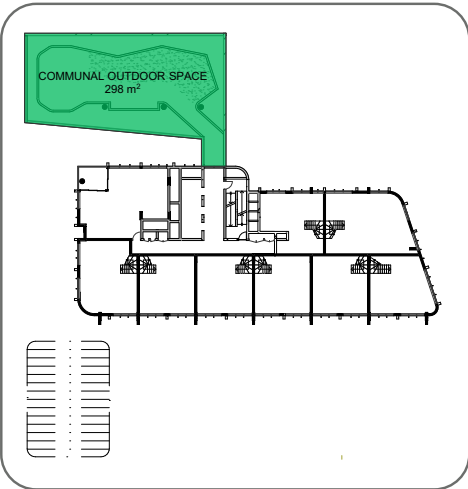
Building B - Level 2



Building C - Level 14



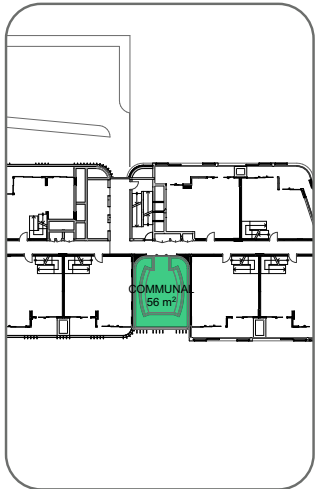
Building C - Level 2



Building C - Level 3



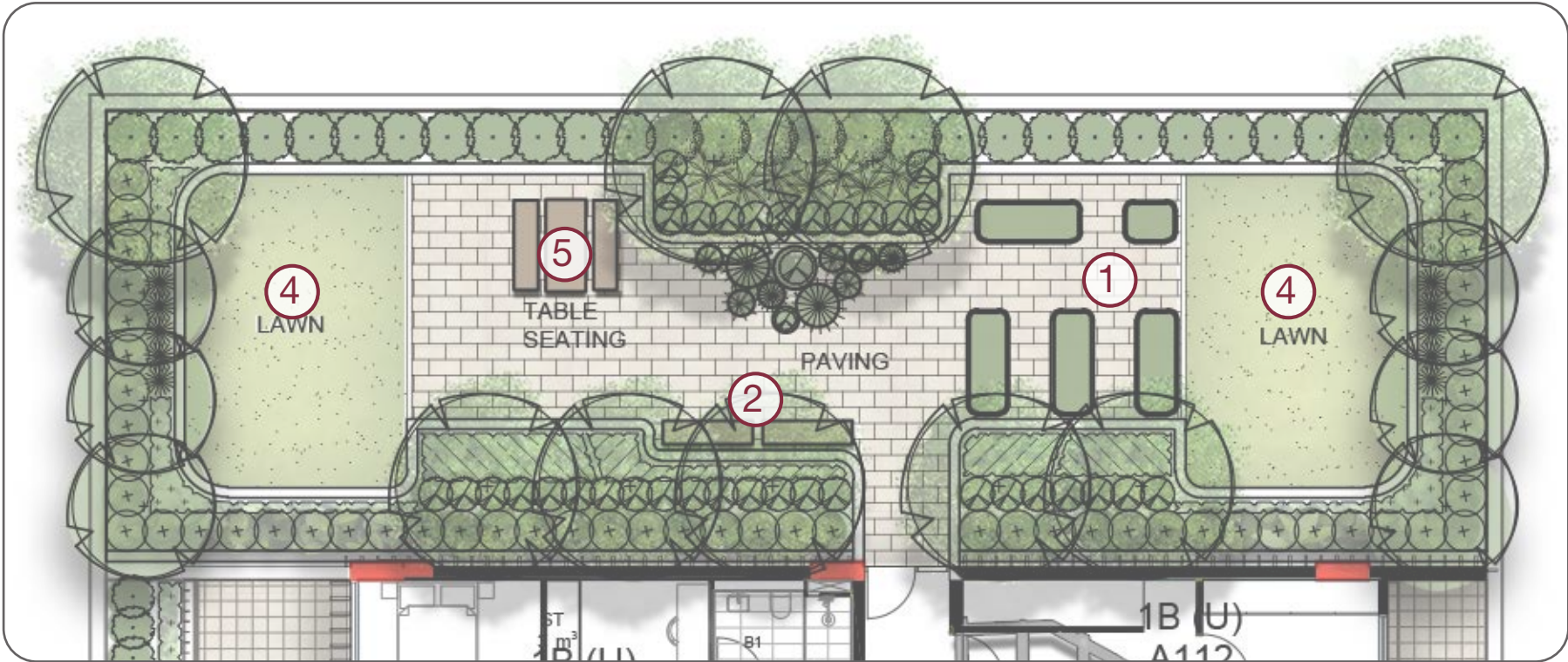
Building C - Level 8



Building C - Level 17

Council Letter 1.12.23 RFI No. 2 - p11 Communal and public open space

BUILDING A - LANDSCAPE. RESPONSE: Building A includes communal open space with complementary / flexible use amenity areas on levels 2, 8 and 15.



Level 2 - West Terrace

The amenity space includes lawn areas for both active and passive use, allied with table settings and community garden beds. A multi program spaces catering for both large and small groups / individuals.

- 1

Community gardens & seats
- 2

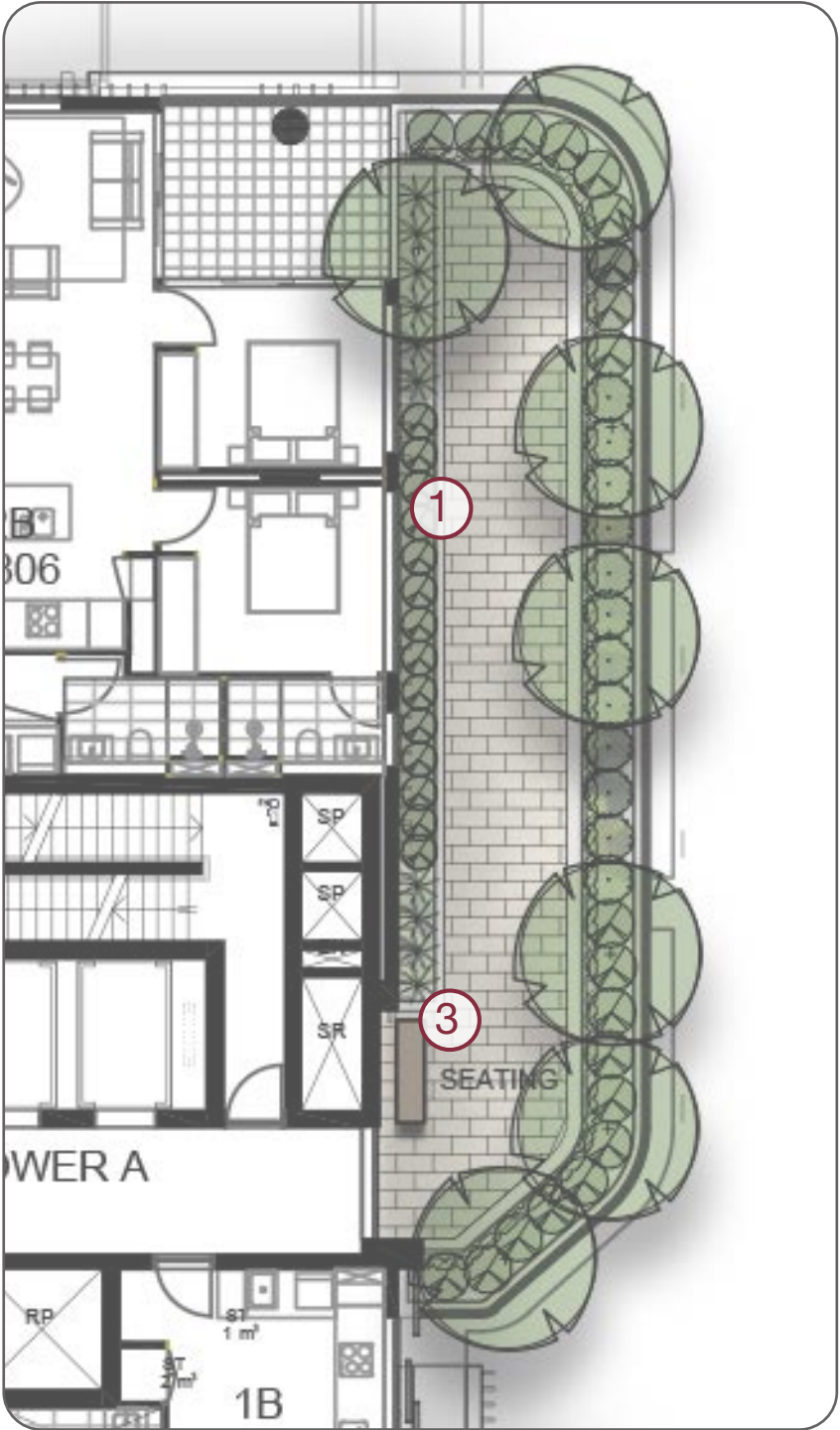
Social & family seating
- 3

Small seating - Work/reading
- 4

Lawn - Passive/active
- 5

Table setting - Passive/eating
- 6

BBQ



Level 8 - South Terrace



Level 2 - North Terrace

Level 8 - South Terrace

This terrace focuses primarily on community garden aspect of amenity, with allied small seating

Level 2 - North Terrace

This small terrace caters to small groups, individuals as a reclusive and intimate space.

- | | |
|--------------------------------|----------------------------------|
| ① Community gardens & seats | ④ Lawn - Passive/active |
| ② Social & family seating | ⑤ Table setting - Passive/eating |
| ③ Small seating - Work/reading | ⑥ BBQ |

BUILDING B - LANDSCAPE. RESPONSE: Building A includes communal open space with complementary / flexible use amenity areas on levels 2, 8 and 15.



Level 2 - East & North Terraces

Level 2 - Communal Open Space

This larger open space provides significant amenity in the form of social and family activity, lawn for active and passive use, and a range of seating catering to groups and individuals.

- 1

Community gardens & seats
- 2

Social & family seating
- 3

Small seating - Work/reading
- 4

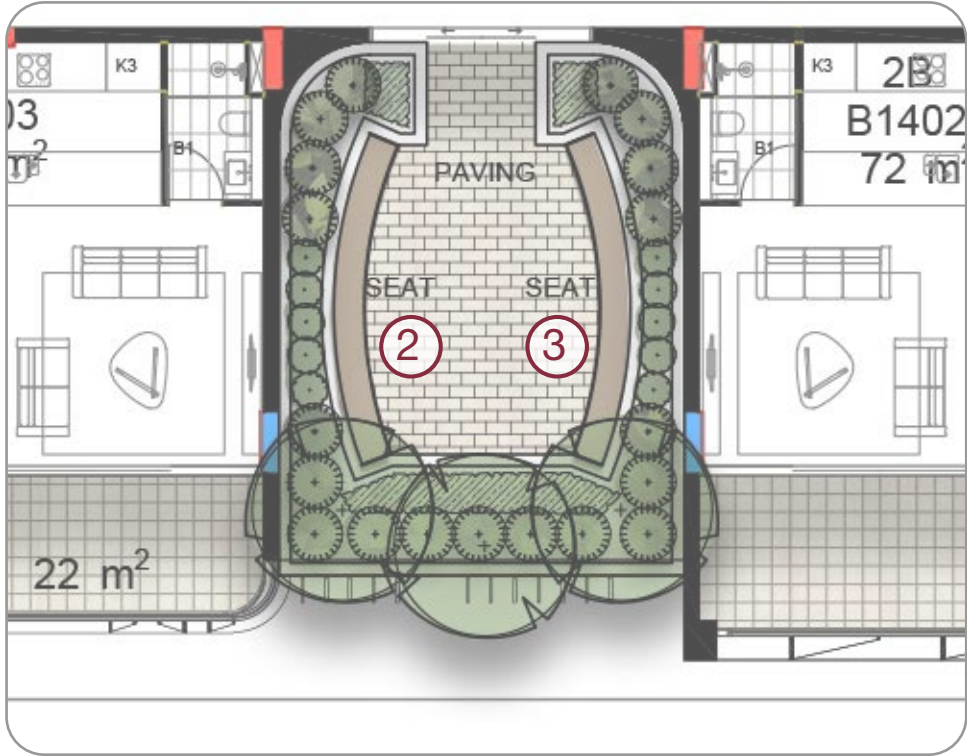
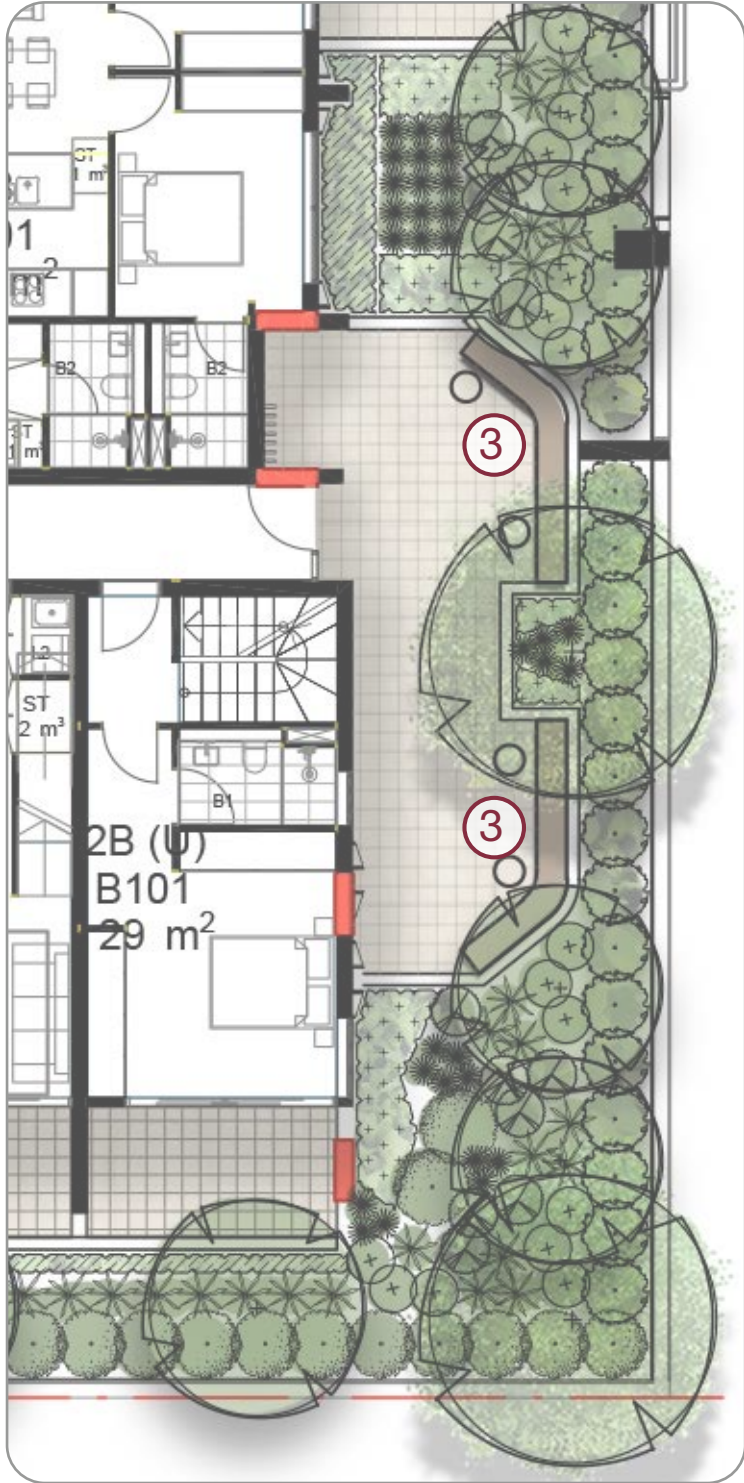
Lawn - Passive/active
- 5

Table setting - Passive/eating
- 6

BBQ



Level 2 - Mid East Terrace



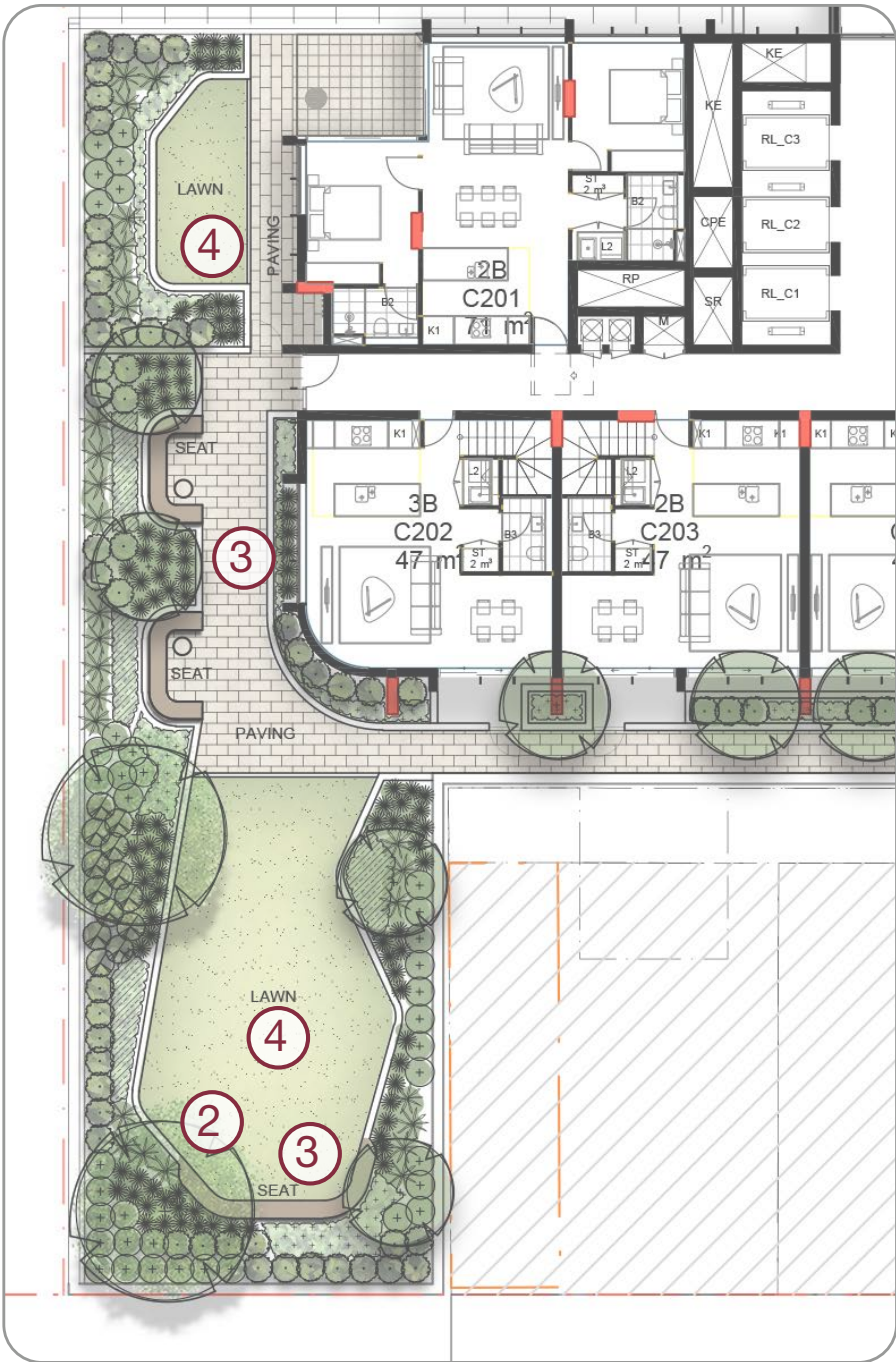
Level 14 - Mid West Terrace

Level 2 & 14 - Mid West Terrace

These smaller terrace spaces offer quiet and reclusive opportunities, but can still cater to small social groups.

- | | |
|--------------------------------|----------------------------------|
| ① Community gardens & seats | ④ Lawn - Passive/active |
| ② Social & family seating | ⑤ Table setting - Passive/eating |
| ③ Small seating - Work/reading | ⑥ BBQ |

BUILDING C - LANDSCAPE. RESPONSE: Building A includes communal open space with complementary / flexible use amenity areas on levels 2, 8 and 15.



Level 2 - North - West Terrace

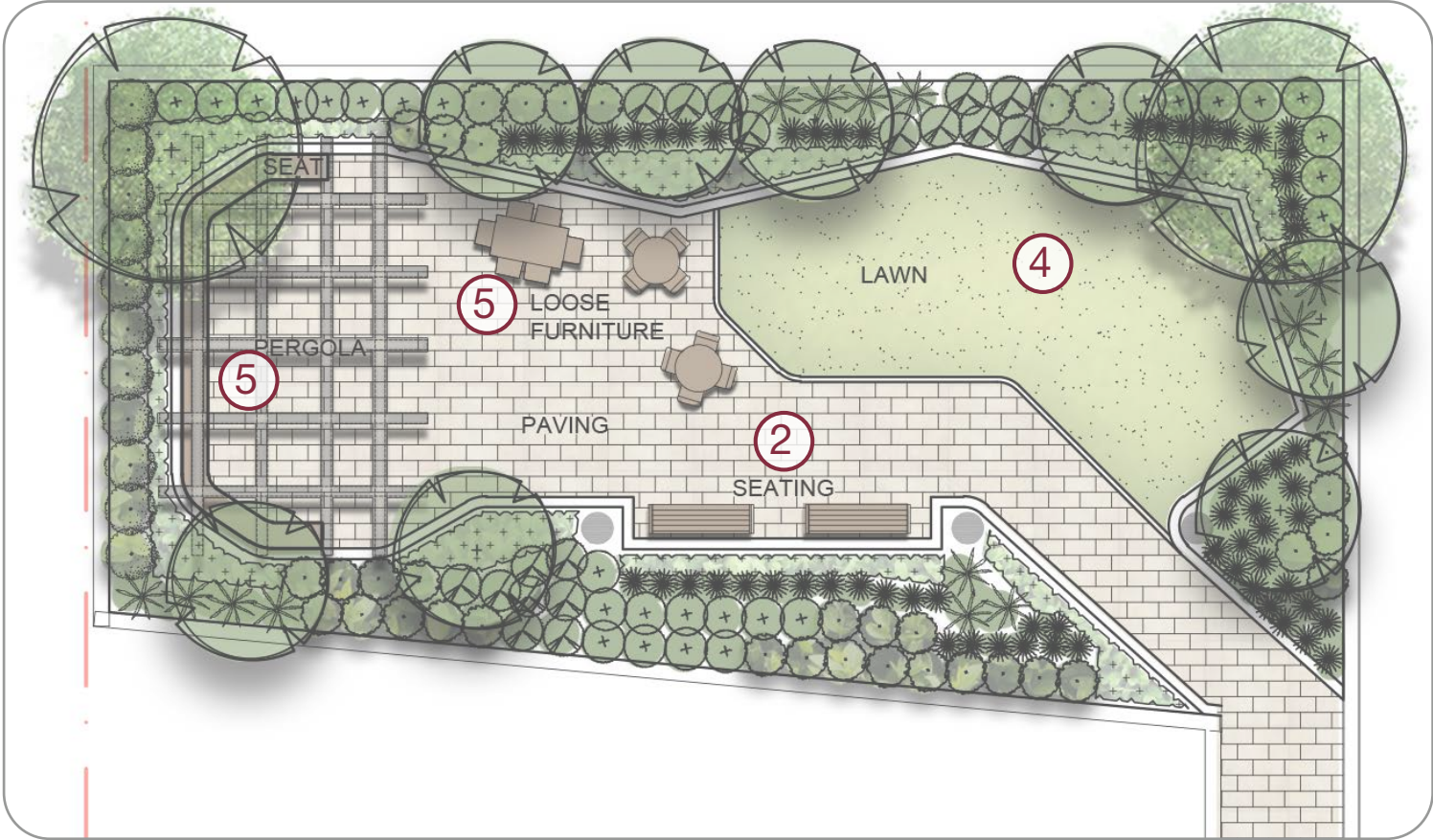


Level 2 - South - West Terrace

Level 2 - North-West & South-West Terrace

These larger common open spaces offer amenity to a range of user groups, from table settings and allied BBQ to lawn and alcove seating.

- ① Community gardens & seats
- ② Social & family seating
- ③ Small seating - Work/reading
- ④ Lawn - Passive/active
- ⑤ Table setting - Passive/eating
- ⑥ BBQ



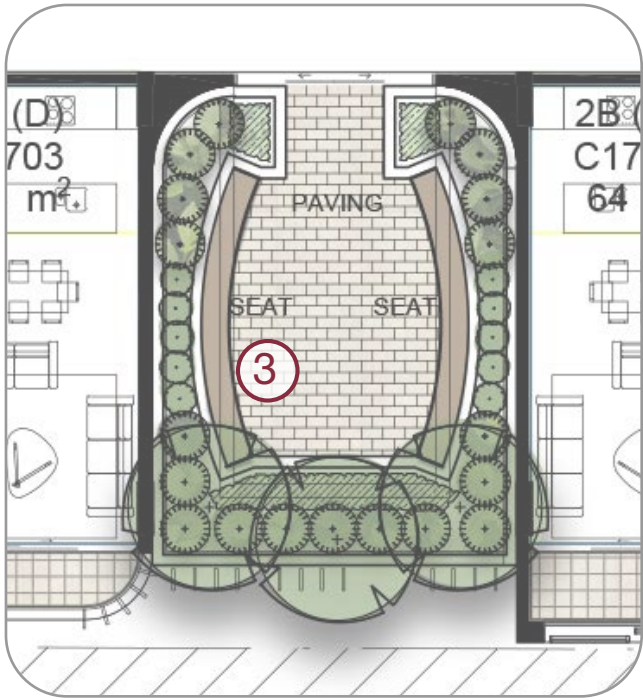
Level 3 - East Terrace



Level 8 - East Terrace

Building C Terraces

This building offers broad range of spaces to cater to groups to individuals. Table settings and BBQ, covered areas, to active/passive lawn and smaller respite seating.



Level 17 - West Terrace

- | | |
|--------------------------------|----------------------------------|
| ① Community gardens & seats | ④ Lawn - Passive/active |
| ② Social & family seating | ⑤ Table setting - Passive/eating |
| ③ Small seating - Work/reading | ⑥ BBQ |

Council Letter 1.12.23 RFI No. 2 - p12 Deep Soil

The site is effectively completely excavated for basements with no deep soil allowances. As such it is expected that substantial soil beds be created within basements and on podiums to deliver equivalent deep spoil outcomes. This is especially important for the plaza, street edges and key primary COS areas on the podium. It is not clear what soil volumes are to be provided in these areas and from inception of the drawings the allowances appear inadequate to sustain the appropriate scale and mix of planting in these areas.

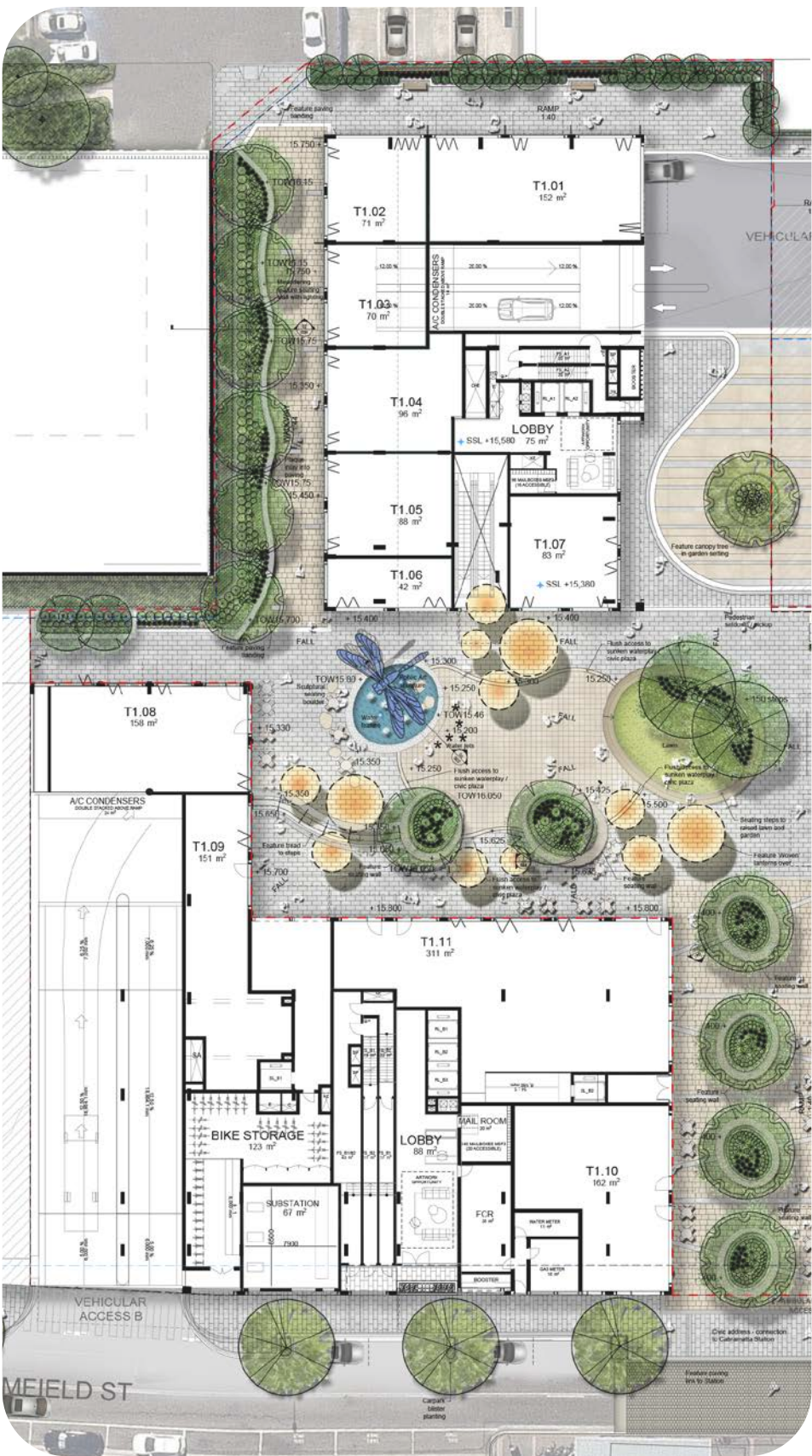
The applicant should investigate a number of deep soil areas of up to 2 metres minimum which may mean adjusting basement carpark to accommodate planting at the plaza level (max planter depth appears to be 1000mm). It is not expected that slab top planters will provide an acceptable outcome. Similarly for the podiums a clear strategy to be described for achieving substantial tree plantings and appropriate soil depths/volumes.

LANDSCAPE. RESPONSE

The site planning of the project has from the outset sought to provide landscape as a feature of the many different civic, retail, seating, walkways and public domain / streetscape spaces. The strong civic and circulation aspects of the various spaces and links has located landscape to complement pedestrian movement and also feature gathering areas. Landscape provides regular tree planting, garden and lawn areas, and vertical greening of edges of ground floor spaces. In discussion with Council the provision of suitable soil volumes to support the intended sizes of feature landscape treatments has been made through generous slab setdowns, raised garden areas, and many locations where setdowns and elevated planting areas provide 1200-1500 soil depths. The outcomes have been presented to various panels and to Council staff, and agreed to suitably support the intended landscape outcomes across the various ground floor and various levels of the buildings.

The request for provision of deep soil, distributed in areas across the site appears to contradict previous discussions with Council. The intensity of retail and activated public open spaces across the site is consistent with the agreed ambition for this site to create a CBD anchor space to the eastern end of the significant retail / commercial precinct of Cabramatta. The addition of residential above has been acknowledged as a strong driver of providing people and activity to contribute the strong destination users and cross site movement across this pivotal site adjacent to the major railway / transport hub. The priority throughout has been to fulfill the landscape design outcomes proposed with suitable soil provisions. There is allied stormwater absorption and peak water flow patterns across the site that acknowledge the benefits of water recharge of deep soil in areas adjoining and near to the site. However, as a CBD site the distribution of Deep Soil across the site contradicts the very common circumstance where civic and public space activation is achieved without tall canopy forest type tree spaces. Suitable medium sized canopy trees are achieved across the site to complement the civic spaces. The significant shaded spaces across the site provide good amenity for users and reduction of urban heat, offsetting the requirement for canopy shade trees that is suited to less intensive retail / civic land uses types.

We trust this commentary is suitable, reflecting the most common outcome that we have seen for similar developments in the core of CBD areas.



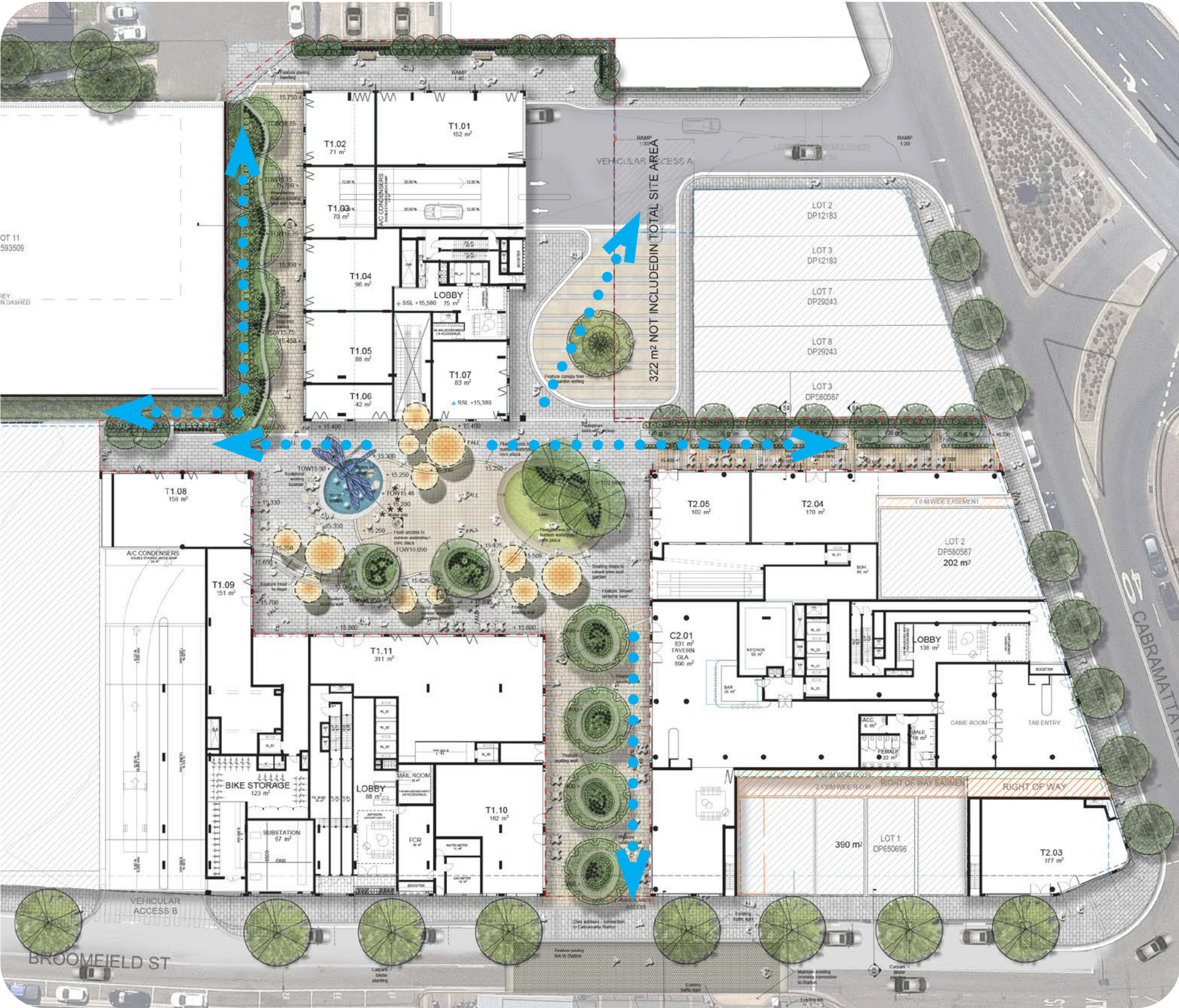
Council Letter 1.12.23 RFI No. 2 - p21 Stormwater and Flooding

Council’s stormwater engineers have reviewed the proposal and raise the following matters:

1. To ensure proper management of stormwater runoff presenting generated by the laneway, it is necessary to relocate Council’s stormwater asset currently situated within the lot that will be created upon completion of the proposed Subdivision/ Road Closure. A qualified engineer shall prepare Civil Engineering Plans outlining the relocation of Council’s stormwater assets outside the proposed lot boundaries. These plans should also include the extension of the kerb and gutter along the proposed boundary to effectively capture the stormwater runoff from the laneway, considering that the existing pit is the lowest point within the laneway.

LANDSCAPE. RESPONSE

The initial analysis of the site highlighted the need for significant consideration of peak water events in the landscape and civic design. There is an understanding that the adjoining streets do flood, and that management of overland water flow is to responsibly direct water away from buildings, basement access points, key civic spaces and other identified risks. Slow release of water from catchment areas is part of downstream flood mitigation, with design assisting the reasonable directing of water to Council agreed water movement paths. The architectural and landscape designs have worked closely with civil and hydraulic engineering consultant team members to achieve outcomes understood to meet the requirements of Council’s Engineers. It is understood there has been a thorough and extended process of consultation, and that proposals were prepared to meet the requirements of Council.

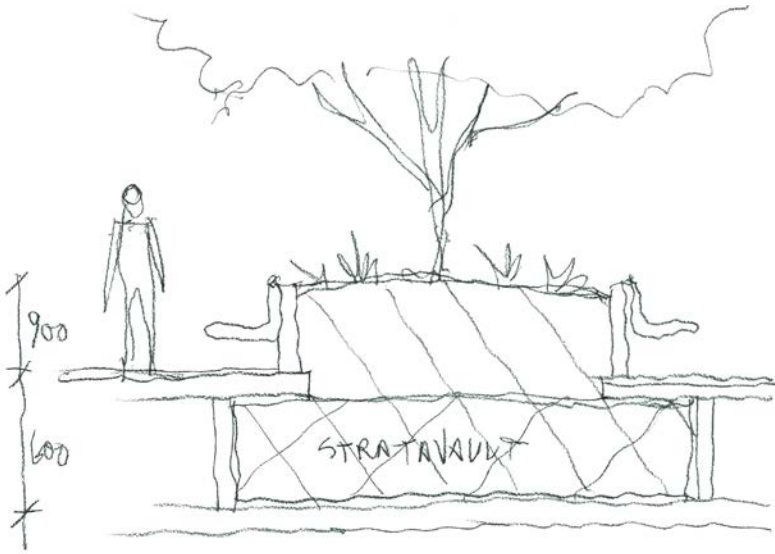
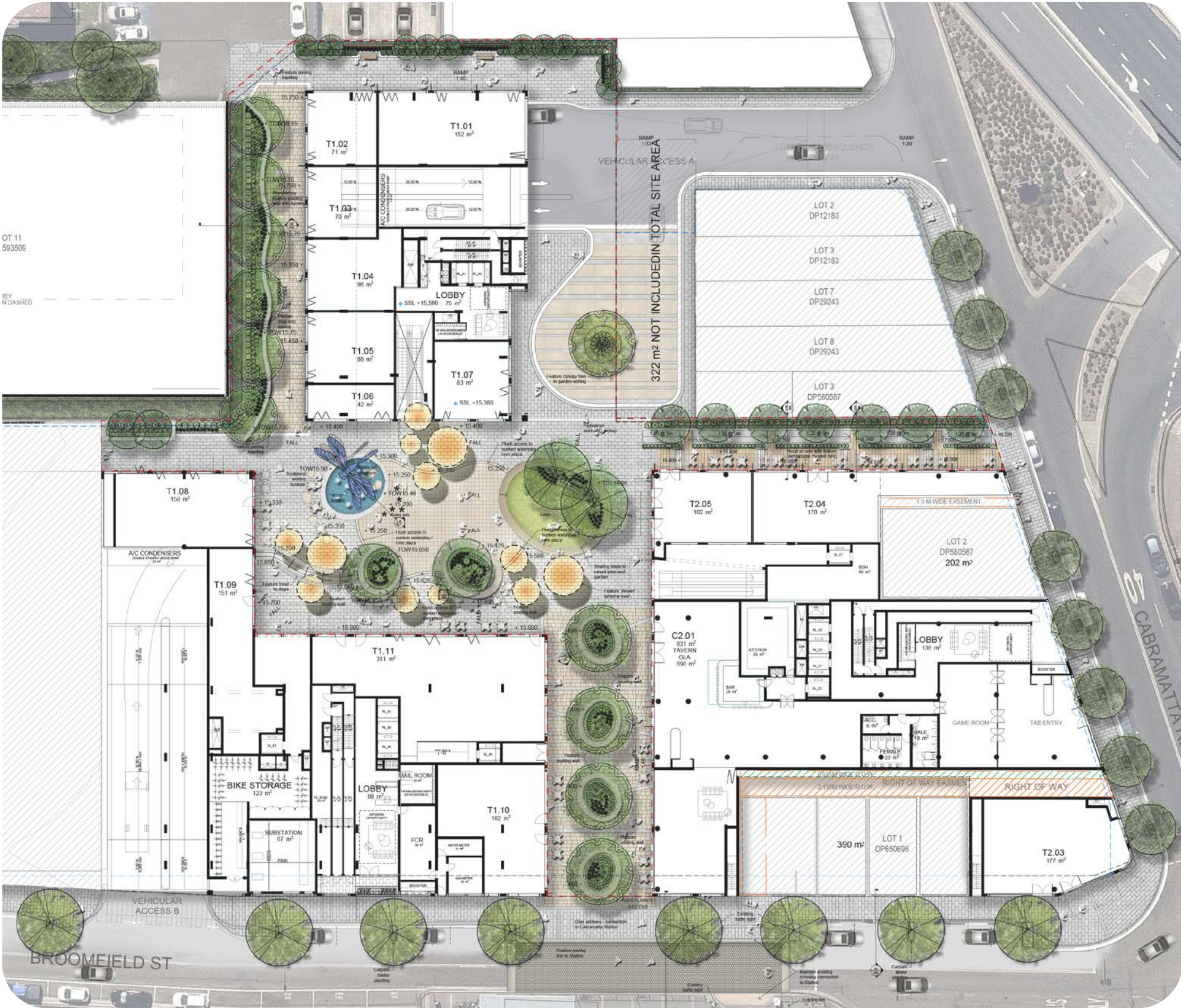


Council Letter 1.12.23 RFI No. 2 - p24 Landscape Comments

1. As discussed above, the development should include deep soil zones throughout the site in order to allow an appropriate scale and mix of planting in these areas.

LANDSCAPE RESPONSE:

Please refer to Deep Soil response above



Council Letter 1.12.23 RFI No. 2 - p24 Landscape Comments

2. The paving and planting proposed shall align with Councils Public Domain Plan – Cabramatta, section Public Domain guidelines materials framework.

LANDSCAPE RESPONSE:

Confirming proposals will confirm with Council's PD guidelines and materials framework

3. The development shall further contribute to the public domain by extending the landscape interventions into the adjacent space of the traffic islands. This extension would allow an overall uplift to the public domain in this area. This potential improvement is also listed as an objective for public domain improvement in Councils Public Domain Plan for Cabramatta.

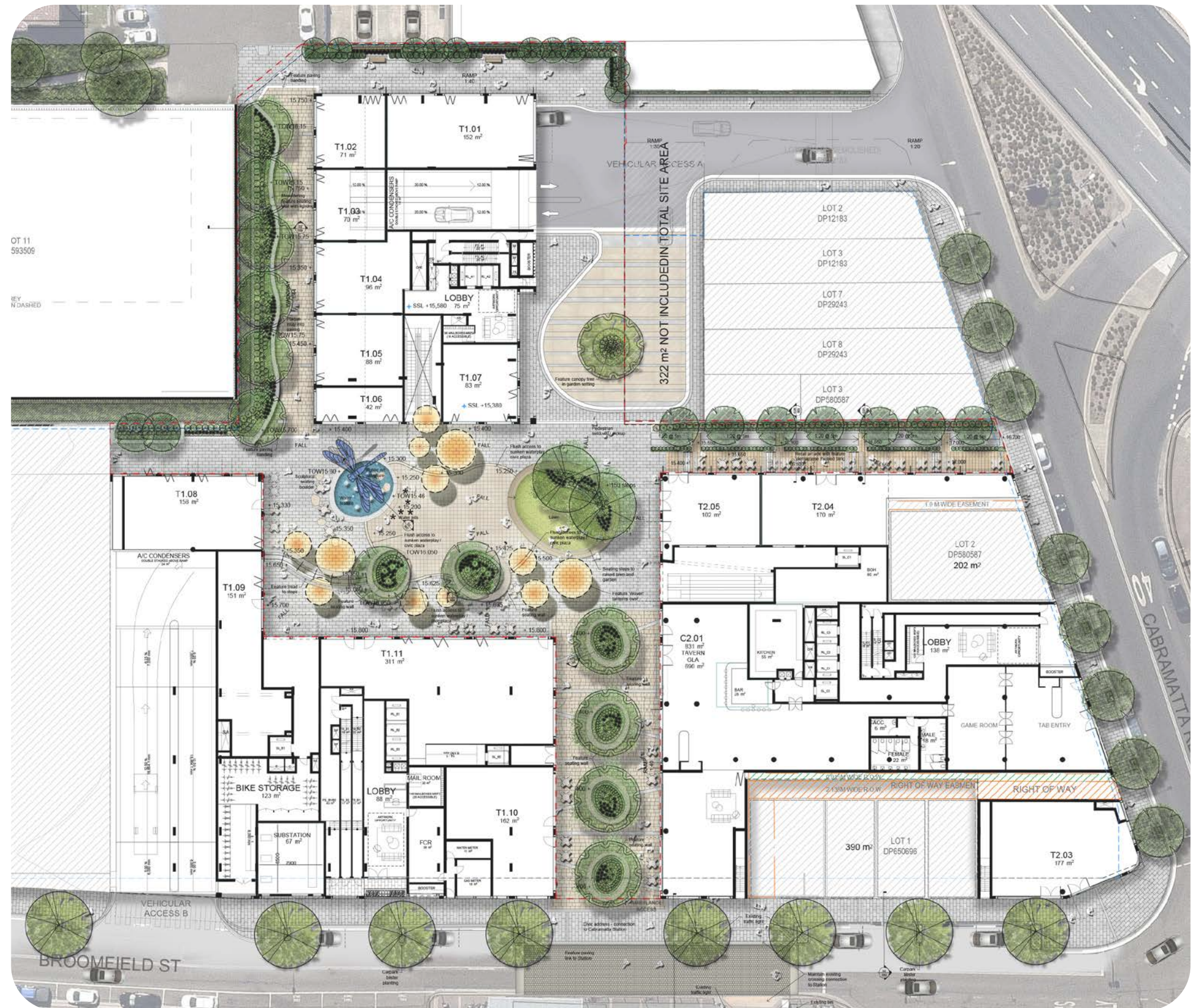
LANDSCAPE RESPONSE:

Confirming that supplementary planting to complete / complement existing traffic island planters immediately south of the site will be undertaken to Council's requirements.

4. Seating in line with Fairfield City Councils public domain manual shall be provided in the streetscape to assist in public amenity.

LANDSCAPE RESPONSE:

Confirming 4 x bench seats will be provided to the streetscape consistent with Council's PD guidelines and materials framework



Council Letter 1.12.23 RFI No. 2 - p24 Landscape Comments

5. The trees located along the street frontage and especially in the parking bay of the roadway, should use methods to help provide a higher level of soil volume in order to ensure their sustainable and long-term success in this urban environment. One such solution is the use and integration of ‘tree cells/strata vault systems’ into the ground surface to allow for a greater soil volume availability for the trees planted and growing in urban conditions. This is particularly important in areas where trees are being shown proposed to be grown in narrow garden beds within road reserved.

LANDSCAPE RESPONSE:

Stratavault or equivalent soil vault system that enables greater growing media below streetscape pavement will be installed to provide uncompacted soil to assist healthy growth of trees in the streetscape and footpath.

