

CABRAMATTA EAST PRECINCT

LANDSCAPE & PUBLIC DOMAIN DESIGN REPORT

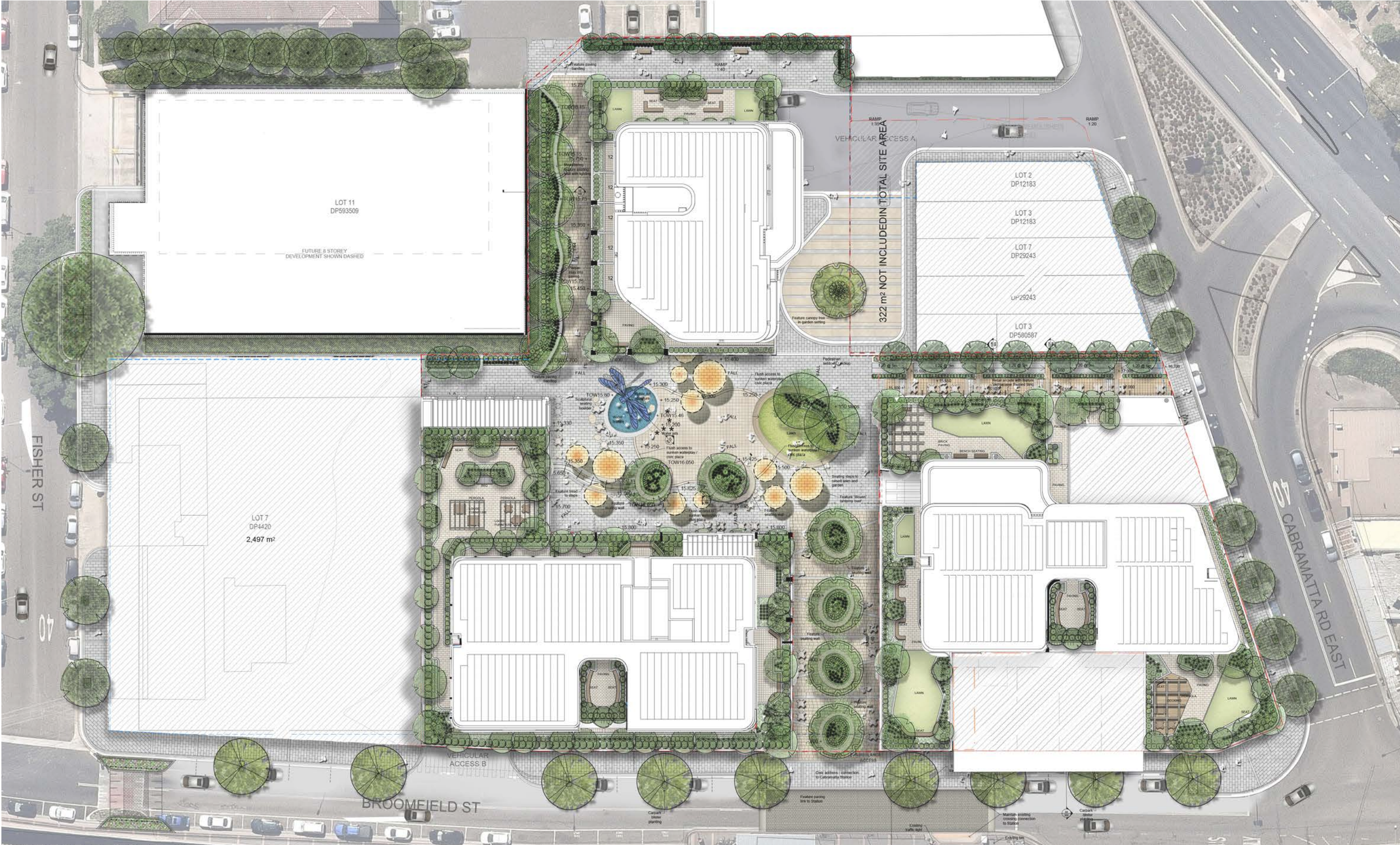


BROOMFIELD STREET CABRAMATTA
PREPARED BY: SITE IMAGE LANDSCAPE ARCHITECTS
ARCHITECT: PLUS ARCHITECTURE
FOR: MOON INVESTMENTS P/L
DATE: 08 MAY 2023
ISSUE A



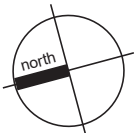
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LANDSCAPE MASTERPLAN



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Cabramatta East
Landscape and Public Domain Concept Report



Client:
Architect:
Site Image Job Number:

Moon Investments P/L
Plus Architecture
SS17-3527

Drawing Number:
Issue: For Development Application
Date: 08.05.2023

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SITE AND STREETSCAPE CONTEXT

The existing site is composed of numerous lots surrounding the central on grade carpark and adjoining the existing Council multi-level carpark. With the principal frontage onto Broomfield Street, the site is directly opposite Cabramatta Railway Station and has opportunity to provide an overhead pedestrian link directly into the development. The site has four frontages, with imagery provided below of the large fig tree and carpark building in Fisher Street to the north; existing shops and large landscape in the streetscape to the south in Cabramatta East Street; and access from the east into the large on-grade carpark from 'Fisher Lane'. The project is a true 'precinct' project, with potential to transform this portion of the town centre, and create a planned eastern retail 'anchor' and residential precinct to complement the established and emerging western side of the railway.



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LOCAL IDENTITY AND CHARACTER

East Cabramatta is to provide a new precinct retail destination as a logical continuation of the strip retail link on the west side of the railway station, that connects to the primary civic and retail / CBD area approximately 250 metres to the west. The striking cultural identity treatments of the town centre to the west reinforces the strong Vietnamese and multi-cultural / strip-retail identity of that area. This eastern precinct proposes a contemporary mixed use development, with modern retail around a central civic space. Through site links to the new precinct ensures activation of the area with connections to the south, north and east. Adjoining retail to the new development includes low rise shops, quickly transitions to freestanding residential houses to the east of the site.



LANDSCAPE MASTERPLAN

The landscape masterplan has been developed with the architect and project team, with the development of complementary open space links and activating retail. The result is a crisp and highly legible plan with distinct north-south malls, and east-west plazas, intersecting at the central open space plaza.

The central plaza is to provide an always-changing and always engaging activity space, with a layered range of seating, retail, engaging public art, and overlays of activities such as markets, cinema, exhibitions, entertainment and play.

Strong priority has been given to assisting wayfinding and facilitating through site access to and from the station, and creating a unified project identity with elegant multi-cultural themes and a strong contemporary flair. This contemporary identity is a considered response to provide an anchor to this end of the town centre that complements and does not compete with the established and growing western precinct. The aim is to create two strong anchor precincts in the town centre, using the classic retail device of drawing pedestrians up and down the main street shops between the two significant anchor destinations.

This is a large precinct project that will introduce a sophisticated contemporary multi-cultural identity, with the intention to create a rich tapestry of different spaces and destinations, civic spaces with public art and water features, and a lush landscape integrated with the architecture and open space corridors.

The numerous large rooftop gardens and landscape terraces will provide a significant range of high quality amenity for residents. The project will provide an attractive lifestyle choice adjacent to transport and retail and with a rich cultural and community aspect.

The clear legibility and sightlines through the four principle open space corridors will ensure a feeling of safety and provide well-lit night as well as shaded and lush daytime spaces. The central hub of activity will have a striking visual and social identity and will draw regional as well as local visitation.



CONNECTING WITH COUNTRY PROCESS & STARTING POINTS

The Connecting with Country (CwC) community consultation process has been completed to accord with the Fairfield Council Reconciliation Action Plan 2021-2022. Equally, the process of design awareness and response to CwC issues and community engagement follows the policy guidelines of the NSW Government Architect.

The process of engagement and consultation with local Elders and the Aboriginal Community, and invite input into the concept allowing adjustment and specific expression into to detailed design. The process and methodology for consultation is to be led by expert Connecting with Country consultants.

Susan Moylan-Coombs of The Gaimaragal Group is leading Connection with Country consultation with the local Aboriginal community. The primary CwC report has been prepared by Susan, and this report echoes that content, and echoes it with commentary on detailed aspects of design and interpretive opportunities specific to different areas of this precinct project.

The strong CwC experience of the design team has allowed wide reaching consideration in open and connective open space corridors, and acknowledgement of natural links and systems of the greater landscape. The assessment includes 'reconnecting natural links' as part of a strategy of 'interwoven stories' of First Nations and also contemporary multi-cultural local community, and overlapping thematics. Inviting and comfortable open spaces are welcoming and are to provide places for meeting and social interaction, for family, and for individual respite and reflection. Generally, the open civic central space provides blue-sky views in four directions, and a sense of connecting walkways and landscape corridors to the broader local landscape and urban context.

Further detailed information is explored in the document **'Connecting with Country Landscape Expression and Themes - Site Image'**



CONNECTING WITH COUNTRY

PROCESS & STARTING POINTS

The central meeting civic space has hopefully adopted an interpretive symbol that is embraced by the local Aboriginal community as deeply reflective and significant as a signifier of waterways as the key framing aspect of the local landscape, that provided the significant places of meeting, living, sustenance and meaning. Re-Connecting is the theme, with ‘riparian’ theme water feature with dramatic hovering ‘Dragonfly’ wind sculpture above. Equally substantial is the large lantern sculptural forms above the civic / gathering space, with potential for Aboriginal weavers to create significant expressions of native grasses and flaxes woven into iconic lit forms. There is strong intersection with Vietnamese and other cultural expression, aiming for acknowledgement and reconciliation with / welcoming of Traditional Owners and people of this land with the strong multi-cultural aspects of this local area.

This proposal for a Placemaking element was proposed knowing it was subject to consideration through the Connecting with Country process, proposed as starting points only for consideration and development as appropriate. This was part of a broad matrix of ideas and research potential starting points for the Walking on Country with local Elders / Traditional Owners, and input by members of the local Aboriginal community. It is understood this will include ongoing collaboration into concept and detailed design of the project. We reinforce the extensive team experience in public art and placemaking design to suitably reflect upon landscape and locality as part of the site planning and concept design, and considering design themes and materiality of built form so that these align with acknowledged principles of CwC.

The architectural and landscape design of this project is to seek to incorporate tangible and intangible aspects of Country, and in so doing respectfully acknowledge and celebrate the traditional custodians of the land and waters of this area, and their continuing cultural, spiritual customs and practices. Subject to expert consultant guidance, we understand the process may include:

- Creating suitable sense of place and comfortable spaces that are inviting and respectful to all, including First Nations people;
- Reawakening memories of cultural landscapes, and providing knowledge-sharing opportunities;
- Exploring avenues for interpretive expression of Country and First Nations Culture and Identity, from holistic ecology / stewardship of the Land; sustainability; health and well-being; and spirituality themes;
- Incorporating of responses to historic consequences of colonisation, and to cultural reform, and to aspects of climate change relevant to local environment and First Nations Culture.

Potential considerations and outcomes and specific opportunities for the project may emerge from consideration of:

- Setting, with consideration of inclusion and comfort, and input that may relate to social aspects Country such as interpretation of landscape experience, journeys, meeting points, significant place;
- Interpretation of past and present (remnant) landscape systems and local totems or symbolism, or feature landform, waterways, ecologies, vegetation, wildlife, or other as identified as locally significant;
- Expression of materiality in natural finishes and materials such as timber, brick and other finishes, colours and textures conveying Country;
- Incorporating local Aboriginal place names and names of featured elements / aspects as part of reinforcing of Country and specific local identity and culture and identity of the Land.

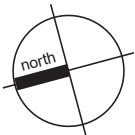
Finding Common Ground

- Exploration of Landscape Design Opportunities for expression of Connection with Country
- Identify possible themes based on local significant landscape features (potentially relevant to Country, and being ‘accessible’ and assist local community interpretation);
- Explore multi-cultural themes relating to local community and how there is commonality in cultural stories and overlaps in symbolism that potentially demonstrate universal human values and themes;
- Explore the potential for overlapping of the strong multi-cultural themes of Fairfield and urban and social fabric of Cabramatta with Connection with Country expression, acknowledgement, and celebration.



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SITE & CONTEXT

LANDSCAPE & CONNECTING WITH COUNTRY

The Connecting with Country (CwC) process has contemplated thematic features and cultural expressions to guide the refinement of the landscape and architectural design. Wide connective landscape pedestrian corridors linking into the central green open space provides broader expression of connectivity to the local landscape, and it's framing landform and waterways framing Cabramatta.

The CwC consultation including presenting of this principle of 'Cabramatta Landscape' with the local community. Equally, the civic and urban connectivity was presented, noting this as the eastern destination hub of the linear retail strip to, and now across the railway station.

The plans below show the landscape plan as presented to the CwC Community Consultation, and on the right, the revised plans benefiting from the comments and input from the consultation.

Further detailed information is explored in the document **'Connecting with Country Landscape Expression and Themes - Site Image'**



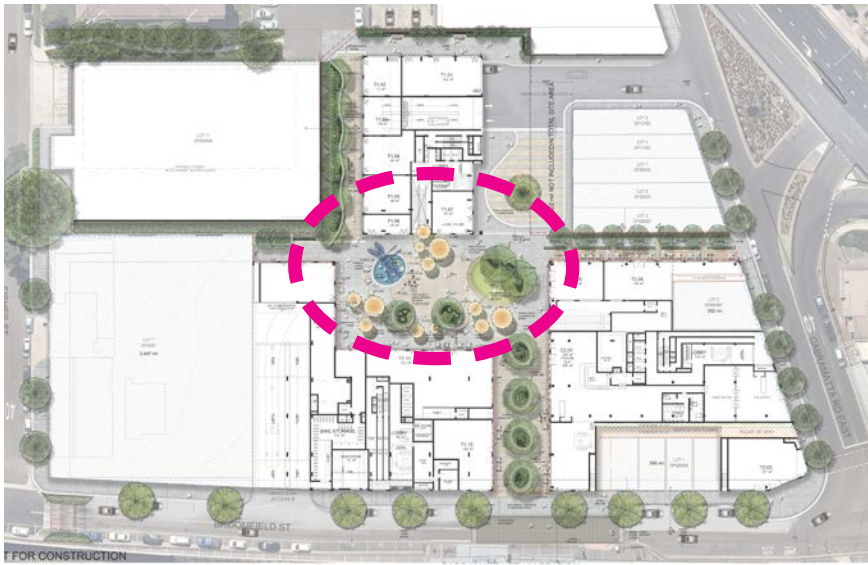
LANDSCAPE MASTERPLAN - Variety of Rooftop Open Spaces

The landscape masterplan has been developed as an integrated and ongoing process with the architect and project team, with the development of complementary open space links and activating retail, and community rooftops that provides amenity for residents.

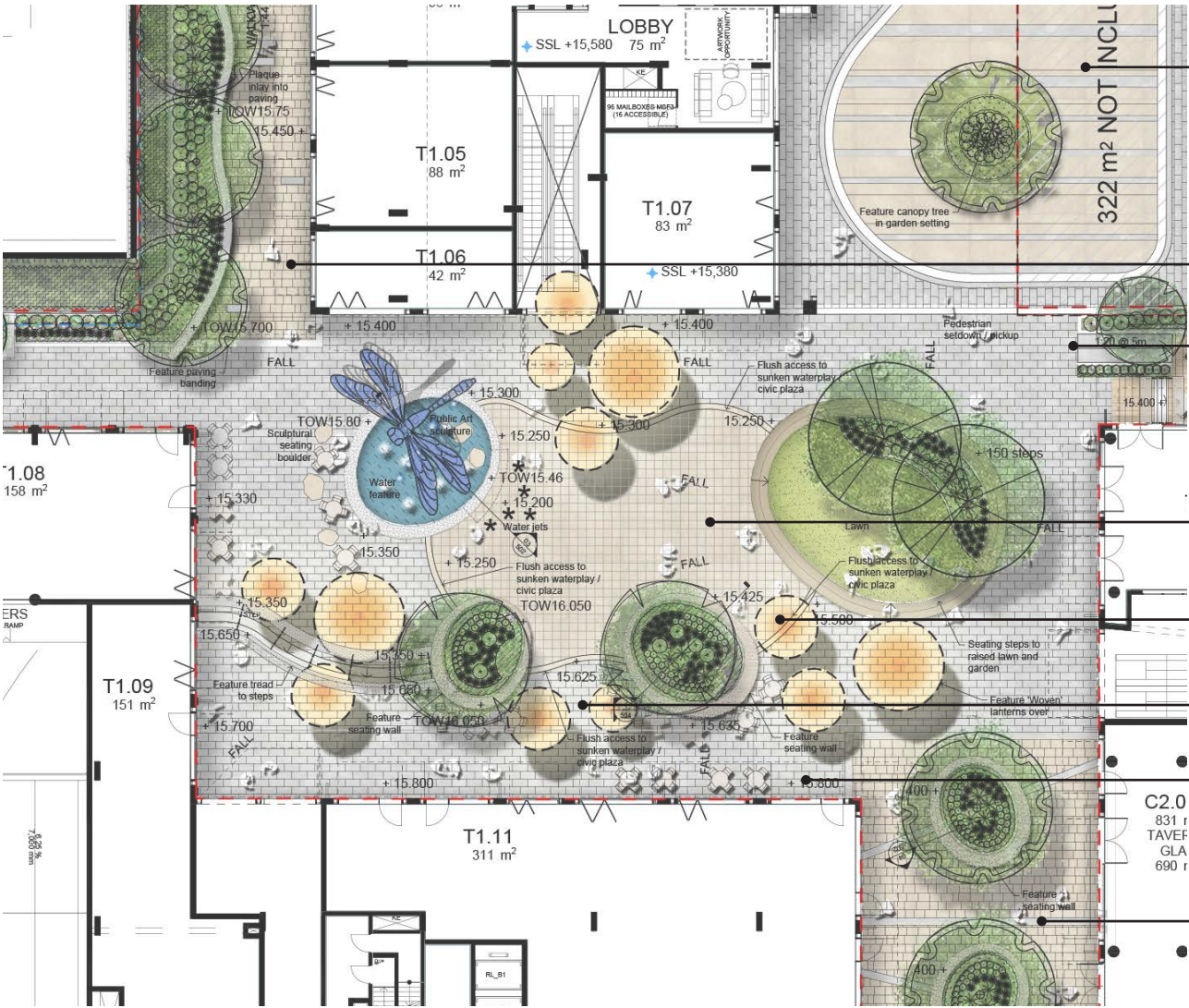


Design Imagery

Retail and Cultural Plaza - Movement, Function & Shade

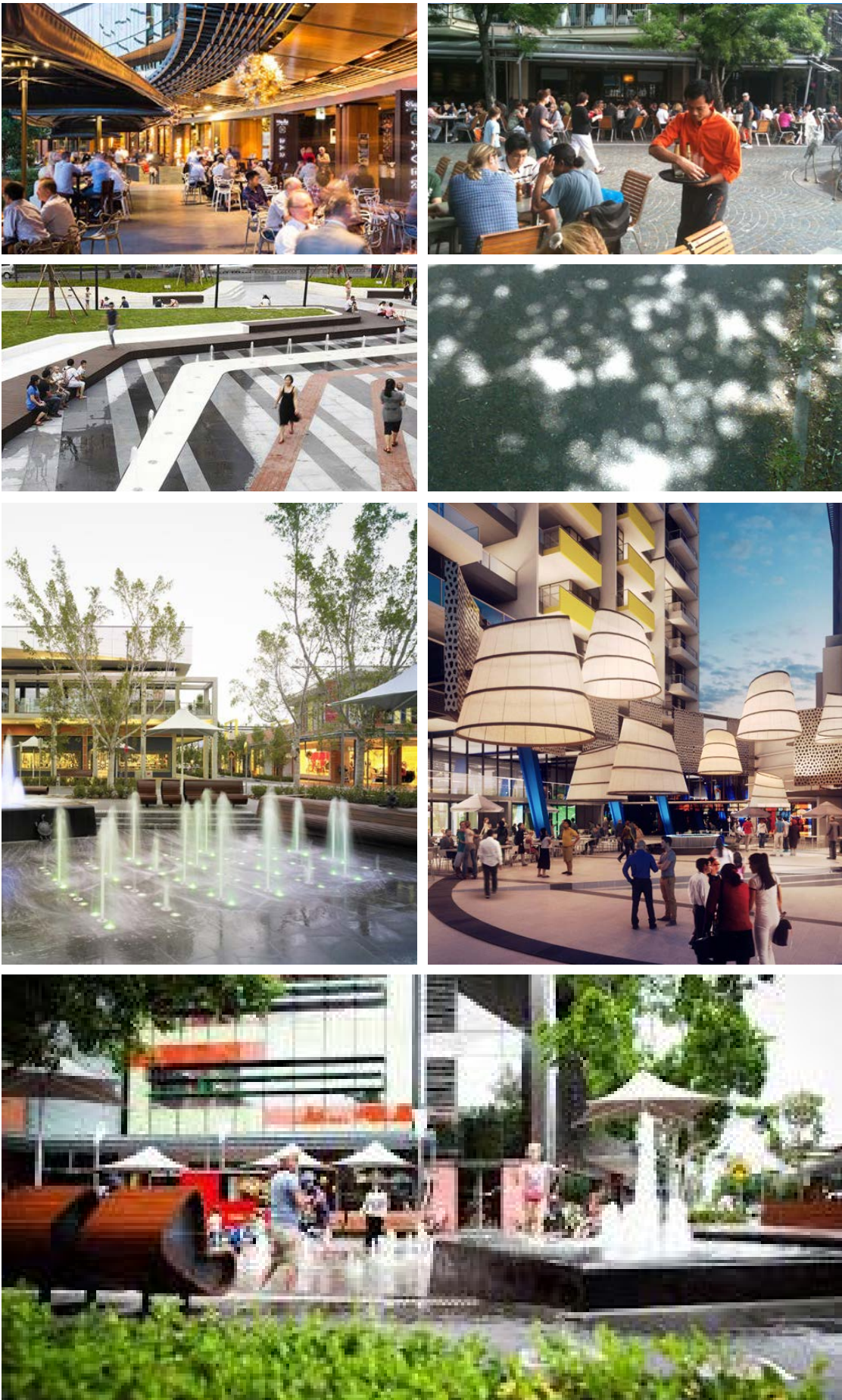


This social and entertainment space combines pedestrian movement and seating requirements with identity and landscape shading treatments. Pedestrian movement across the space will activate the area. Perimeter awnings, large overhead lanterns, public art and broad canopy trees will provide scattered shade, and uplit features by night to create a dynamic space. Extensive amphitheatre type seating steps and lawn, planter seating edges and tables and chairs will provide amenity for passive and cafe / restaurant seating.



Precinct Plan

- Vehicular access from Cabramatta Rd
- Retail activated links into central plaza from north and east, feeding commuters and local walkway links to west Cabramatta
- Retail mall link to south
- Large civic space activated by amphitheatre seating, shade trees, dramatic overhead lanterns and public art. The movement, noise and cooling effect of the water feature contributes strongly to the space.
- Sandstone coloured paving to central plaza, with cool travertine to perimeter
- Two groups of broad shade trees provide greening and are uplit as evening features
- Escalators and stairs to upper level retail and to bridge link to station
- Retail / civic space link to Broomfield



Design Imagery



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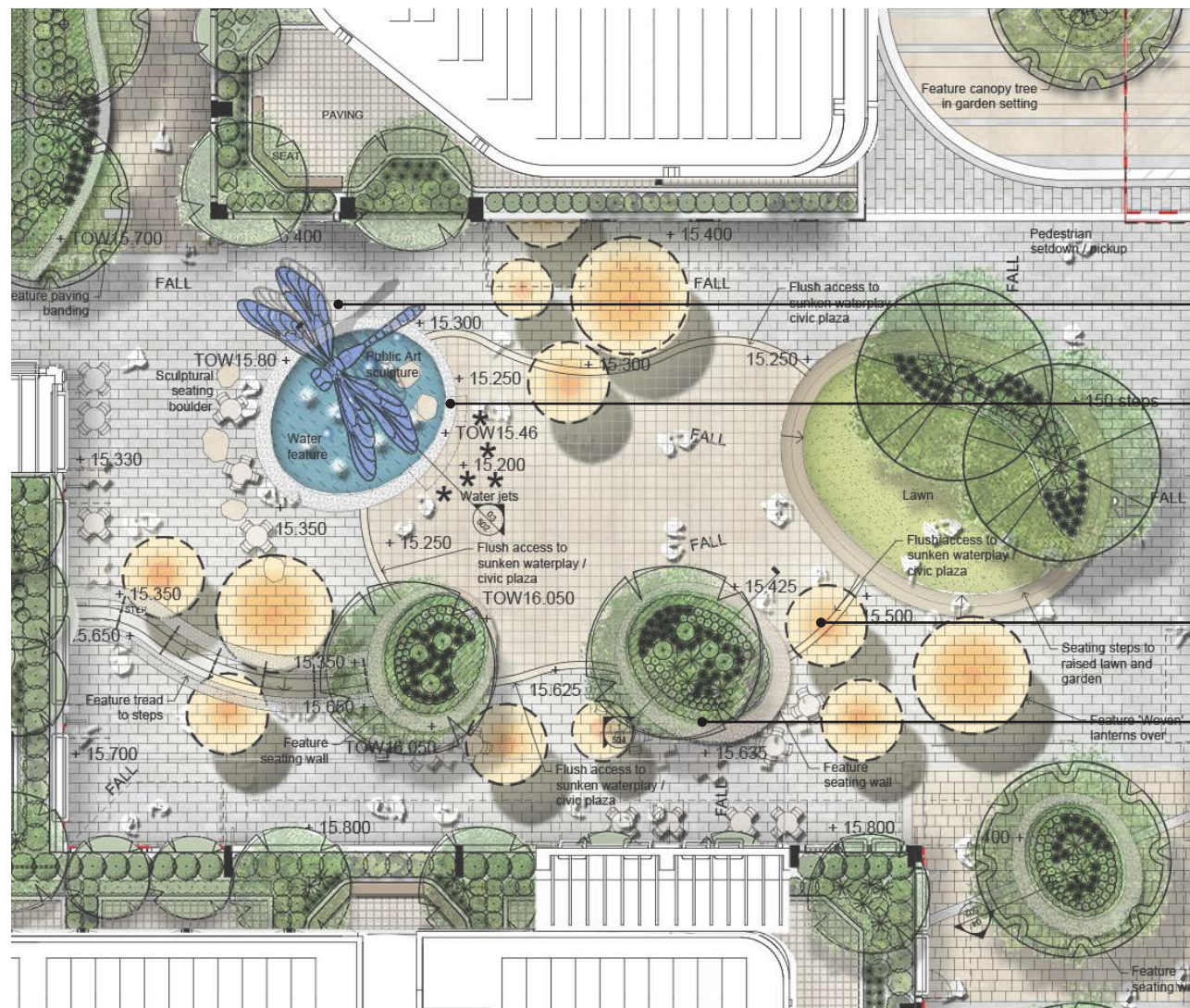
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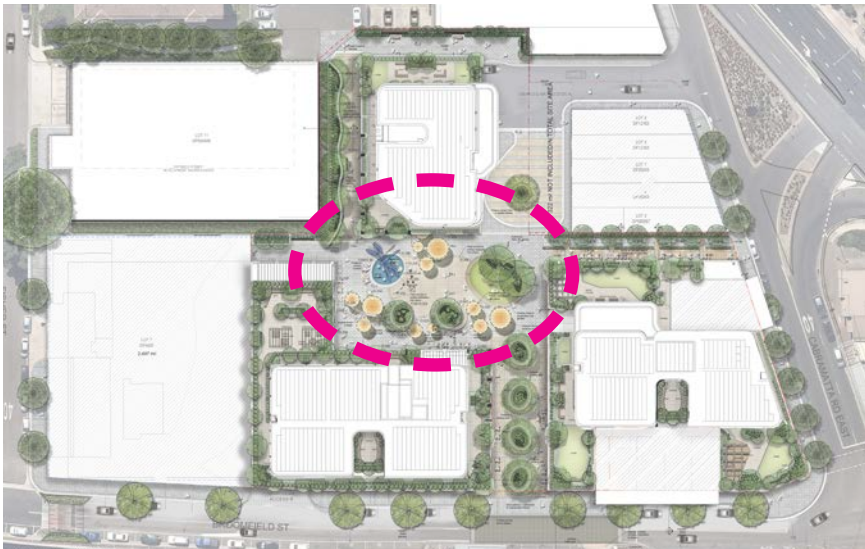
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A large group of children in school uniforms are participating in a night festival. They are holding up large, illuminated fish-shaped lanterns that are yellow and red. The children are looking up at the lanterns with interest. The scene is filled with the warm glow of the lanterns against the dark night sky.



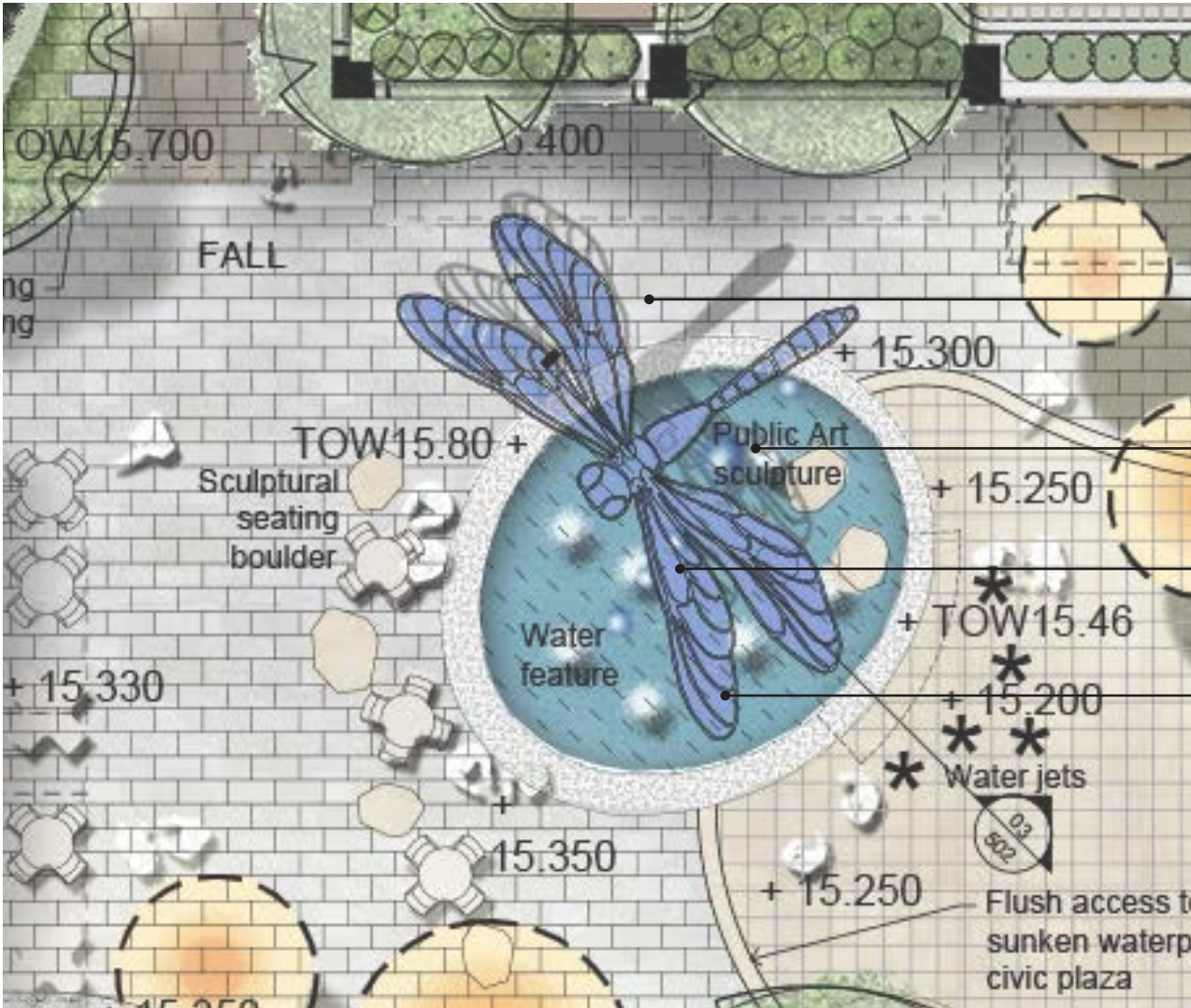
- Trees can have festive lanterns within them and decorations

Retail and Cultural Plaza - Identity Public Art Strategy



Final public art proposals of course subject to detailed investigation and consultation with Council. The corner of the central plaza is a focal location at the junction of the four pedestrian links that converge on the central space, with public art / wind sculpture and a water feature proposed to mark this as the destination and identity space for the precinct.

The dragonfly motif is taken from a commonplace hand-crafted and traditionally painted bamboo balancing toy for children. The item reflects the joy and wonder of children, providing a suitable sense of whimsy and celebration of life’s simple pleasures, as well as a celebrating a delightful cultural item that is most often overlooked as trivial. The colourful, balancing, pivoting and spinning aspect, and hovering location above water provides a suitable icon for the space.



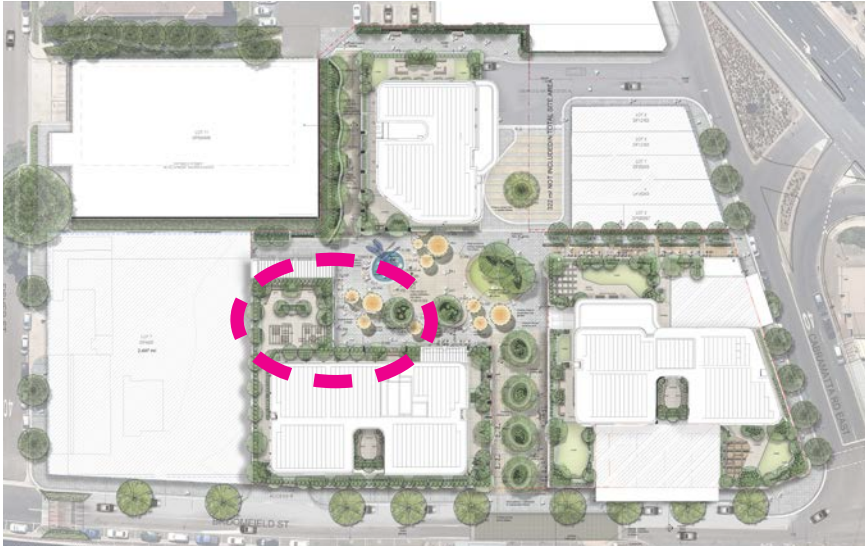
Precinct Plan

- Wings to have a tracery of lightweight metal ribs supporting a glass / perspex with colourful applied spectrum effect film
- Tapering vertical support resolves at a secure pivot / balancing point
- Main body is a lightweight metal profile, with traditional painted patterns
- Uplit water feature and variable dancing waters and accompanying music can provide entertainment



Design Imagery

Level 1 Childcare

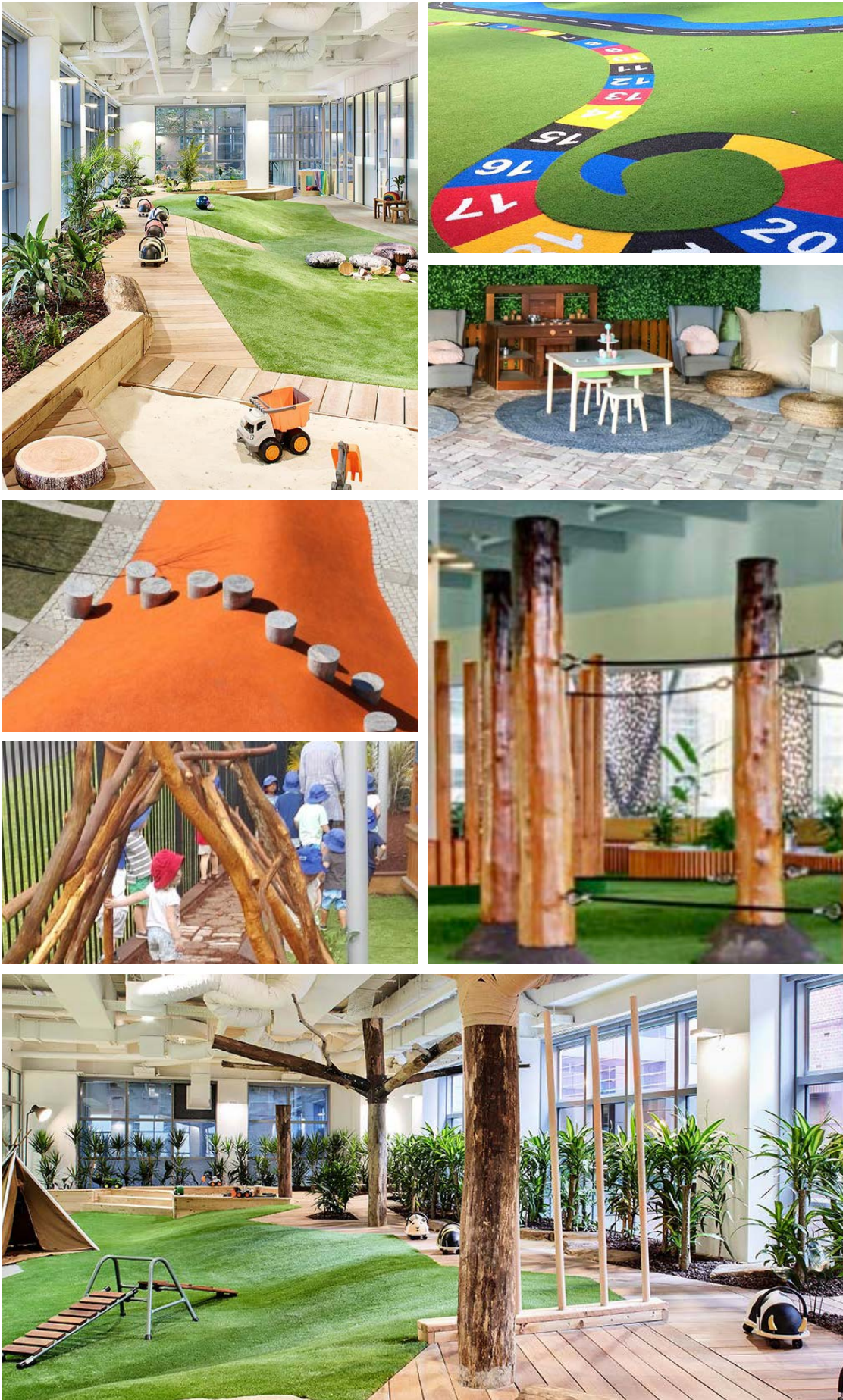


Playground on level 1 provides Community service and amenity to the growing population. Subject to Operators requirements, the childcare provides a space for early education and care, and opportunity to tie in the themes of the area and culture



Precinct Plan

- Passive and active play elements - subject to Operators requirements
- Variety of materials and finishes to provide deep and engaging interactions to senses
- Raised planters to provide simulated outdoor experiences



Design Imagery



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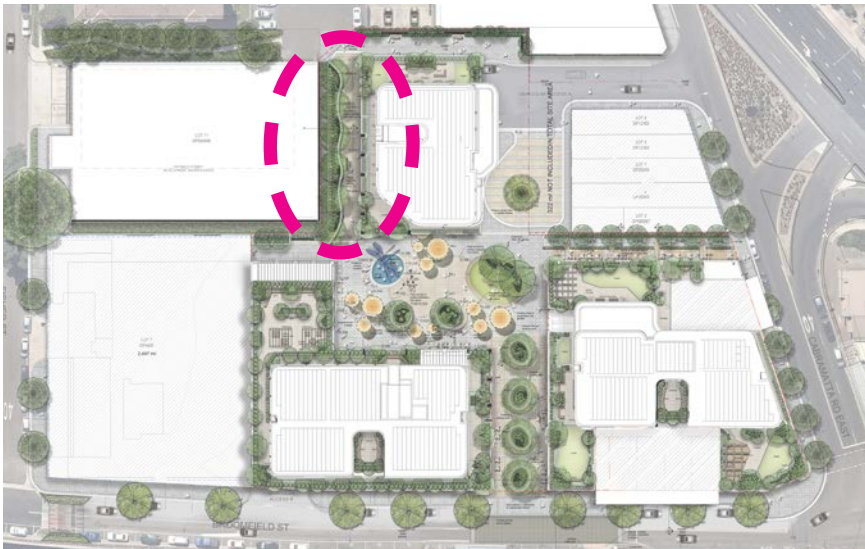
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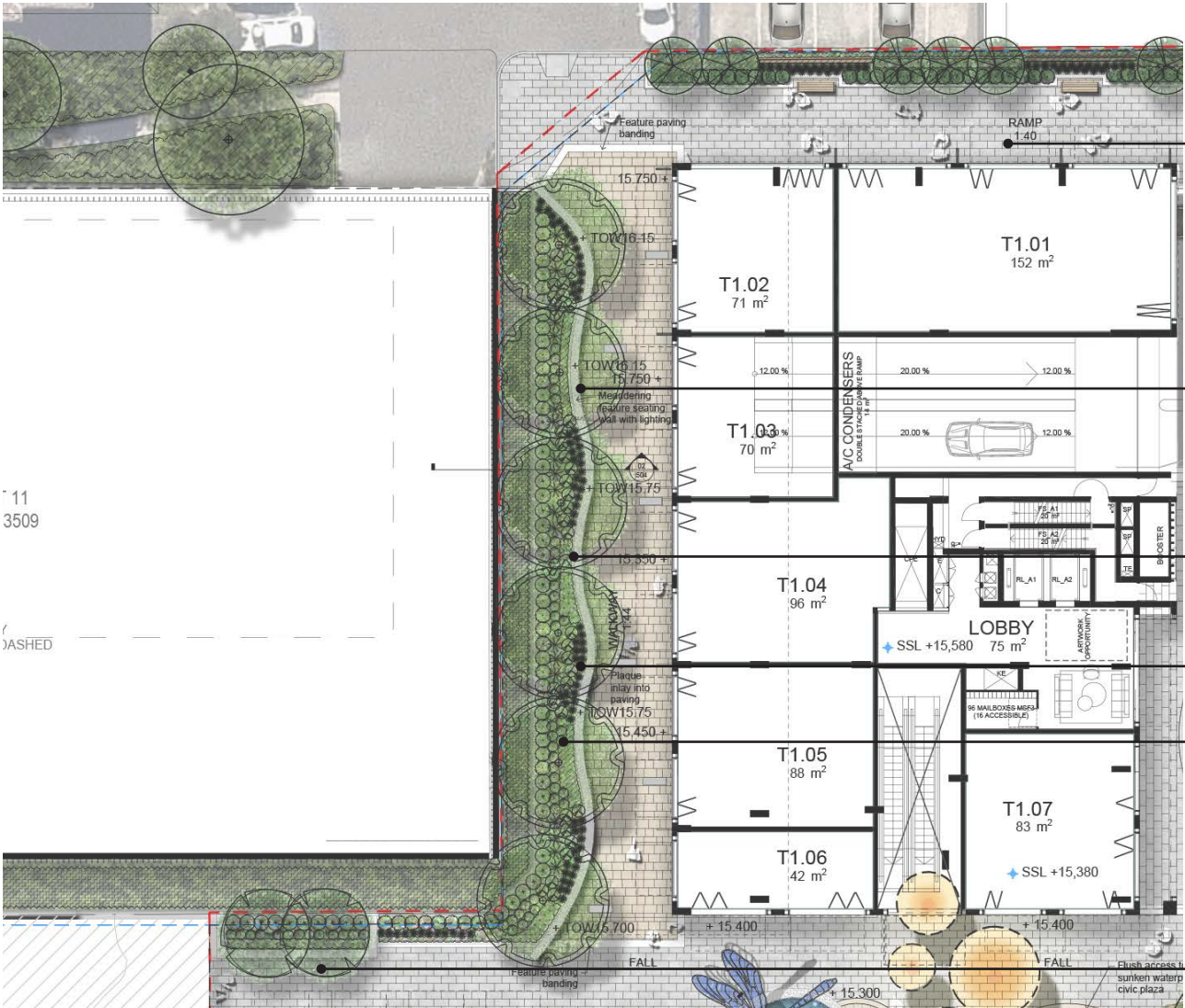
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Fisher Lane Plaza



The eastern pedestrian link connects to ‘Fisher Lane’ to the north, and to the pedestrian walkway links to the north side of the multi-deck carpark and also towards the south along the eastern boundary of the site. This key access point is marked by a ribbon seating element against the existing green wall of the adjacent Fisher Street Carpark. The ‘ribbon’ seat will edge a broad planter with trees, and lead pedestrians through the space. Substantial seating alcoves correspond with restaurant / cafe retail tenancies.

The Fisher Lane entry plaza is to have a highly distinct character, being part of the ‘family’ of four link spaces that unify and connect at the central civic space.



Precinct Plan

- Link walkways to both south and north, to Cabramatta East and Fisher Streets.
- Seating alcoves correspond with restaurant tenancies opposite
- ‘Ribbon Bench’ element as a strong visual identity element for the space
- Existing green wall of climbing ivy to the Fisher Street carpark is retained / enhanced
- Three planters project into space to accommodate large trees / define seating
- For future connection to the north, with existing green wall along carpark facade



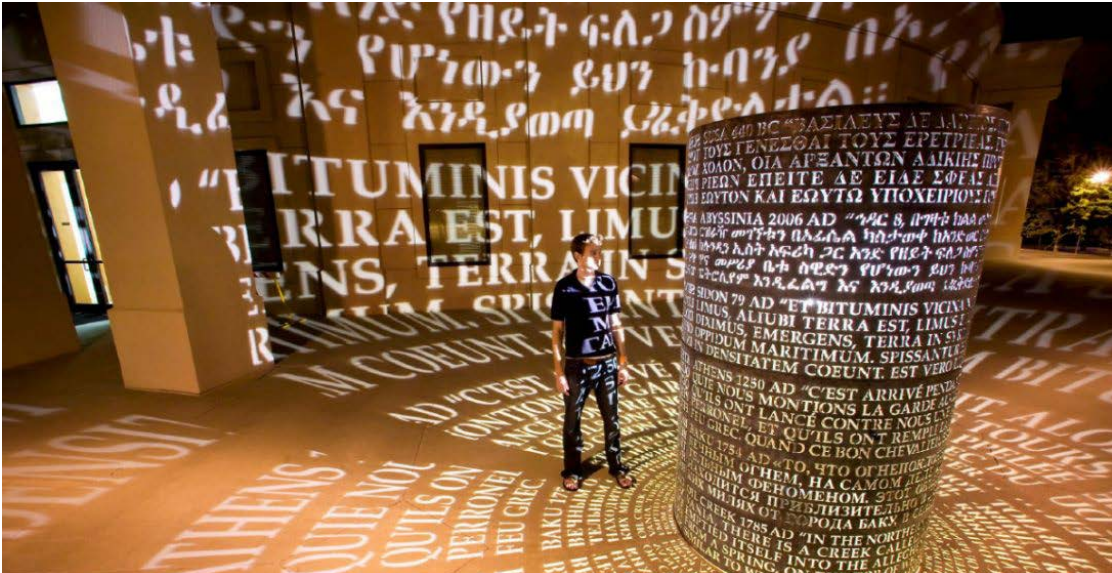
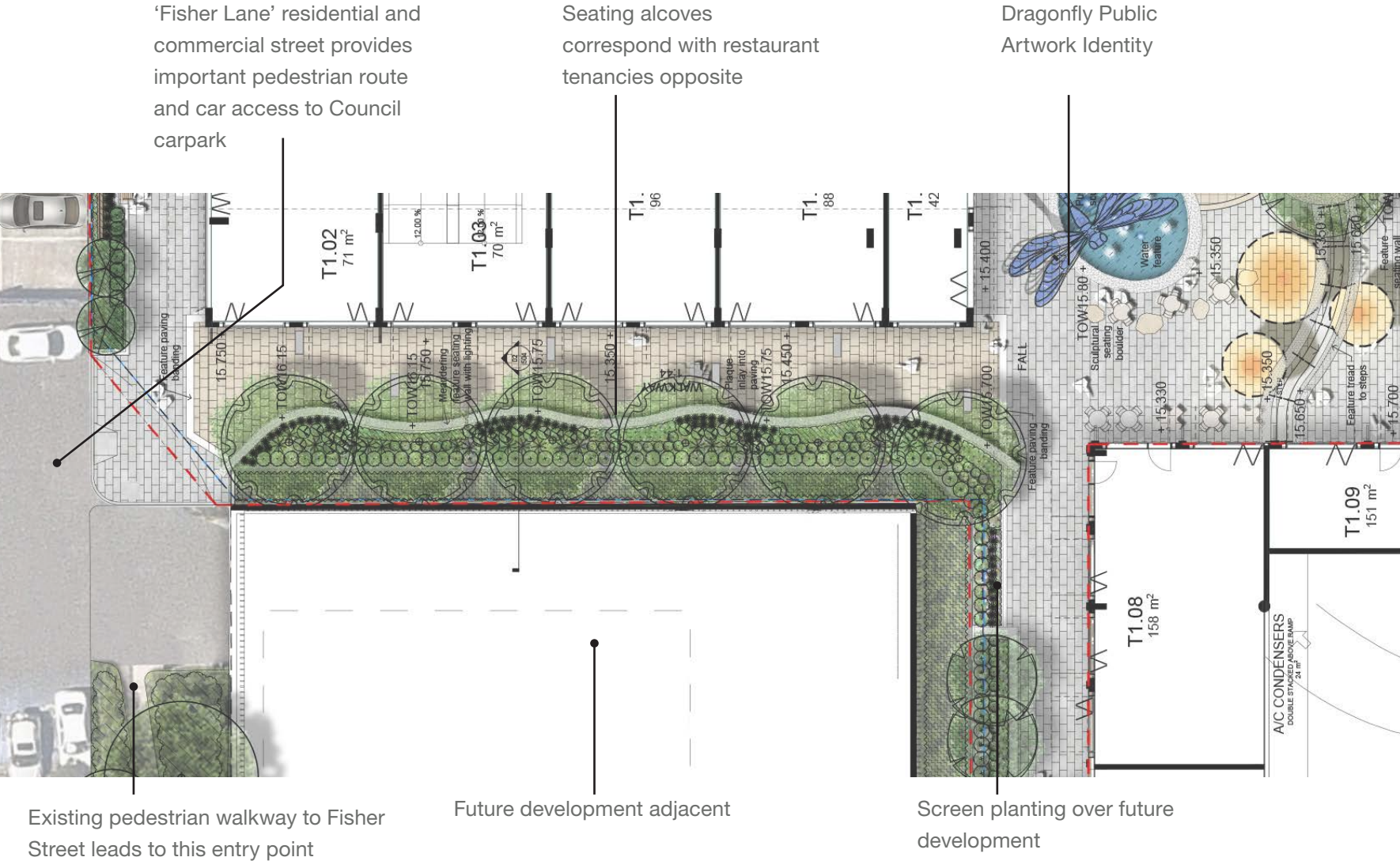
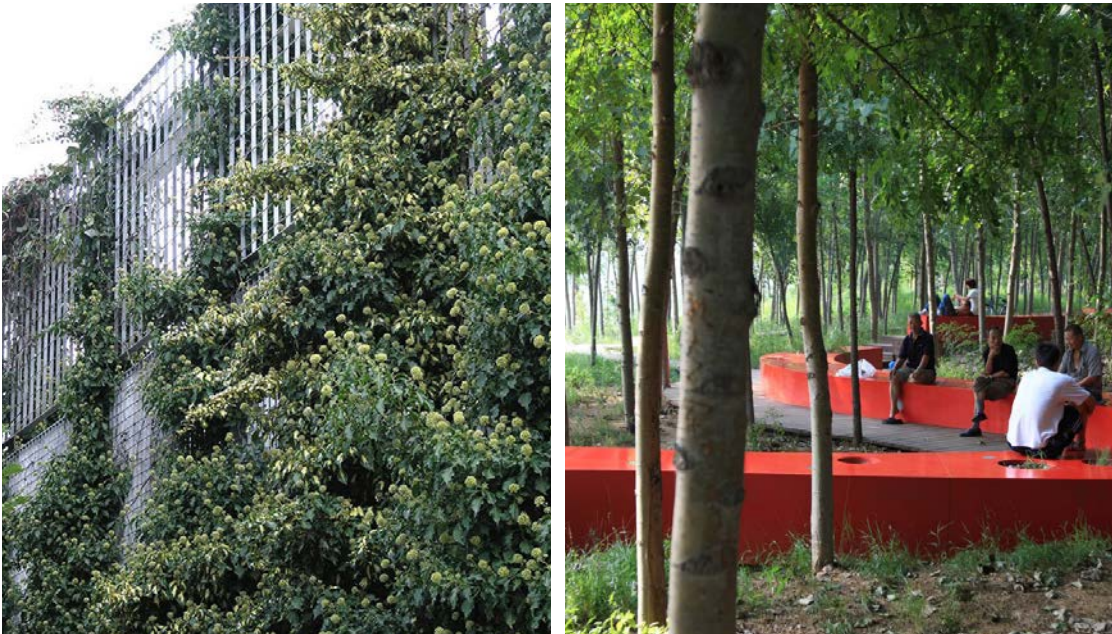
Design Imagery

Eastern Gateway Sculpture / Public Art



This sculpture has an important role in providing identity and placemaking to this arrival point at the precinct. These help to identify the walkway links that extend north and south from this point along the eastern boundaries.

The strategy is for a vertical element, to celebrate and interpret a multi-cultural / specific site heritage aspect. Notionally, the Croatian families that were key land holders for this site over a number of generations is a potentially ‘lost story’ that can provide genuine interest and on-going record of an important heritage aspect specific to this site.



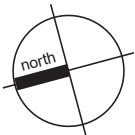
Precinct Plan

Design Imagery



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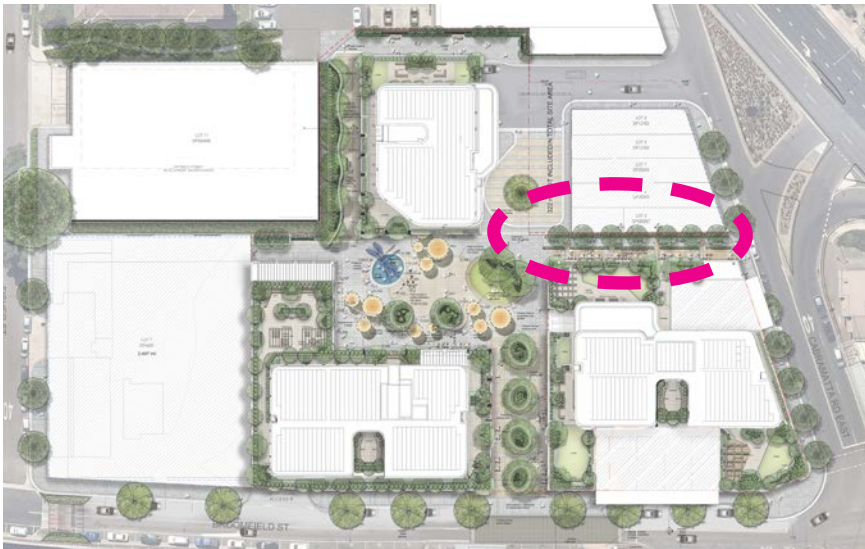
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South Lane - Retail and Cafe Outdoor Seating



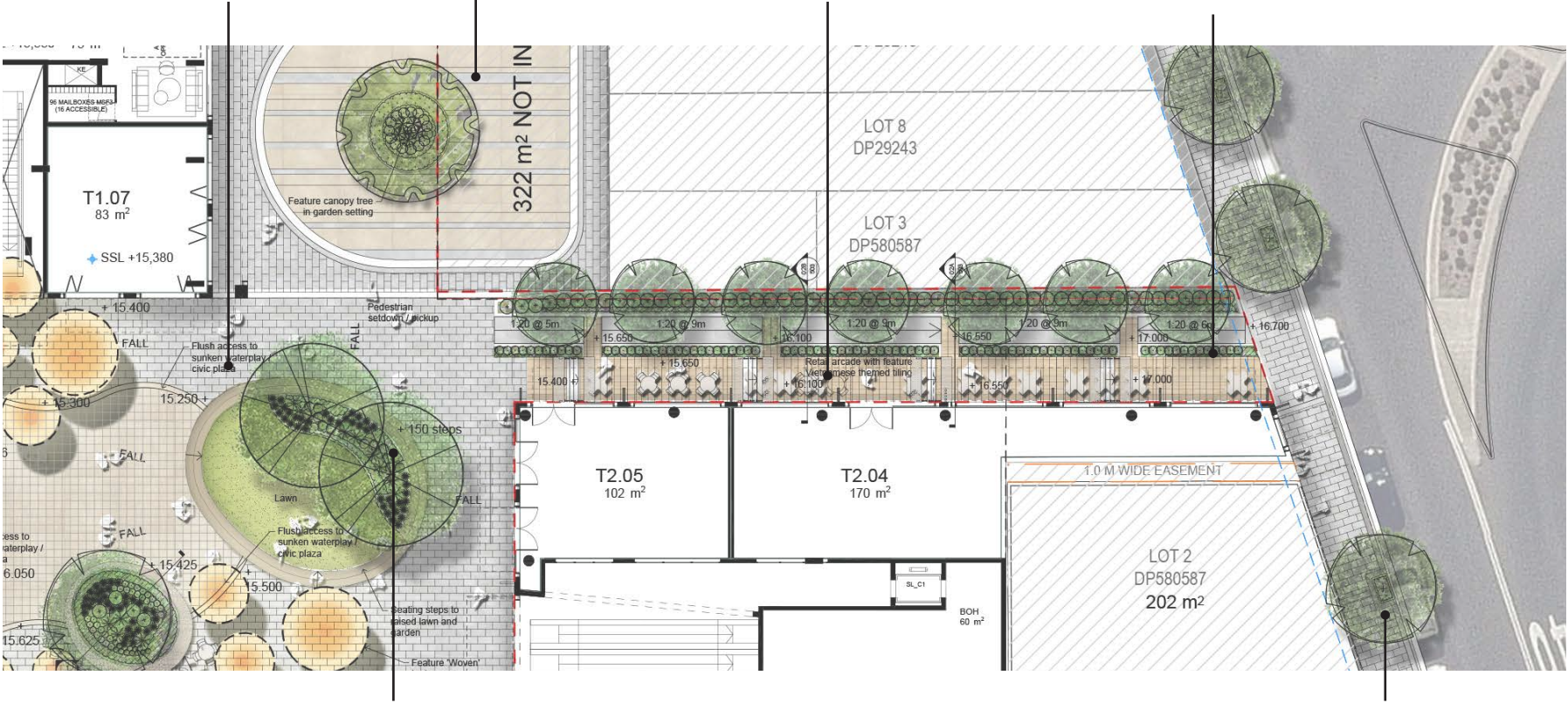
South Lane and Fig Tree Lane are a continuation of the same north-south cross site link, and have been developed to complement each other. South Lane is to have a richly patterned tiled pavement that contrasts with a similar level of detail in the brick paving to Fig Tree Lane. The retail down both sides of this space provides a more intense retail environment and allows for significant activation with shop fronts, outdoor seating and integrated awning and shop signage.

South Lane has views directly through from the streetfront to the central civic space, aligning on the feature public artwork

Vehicular access

Outdoor seating can alternate down the space, with a range of supportive detail elements such as planters, signage, bins and displays

The feature tile paving is proposed to wrap around the leading edge of the building entry so as to create a suitable address.



Tree planters provide a feature green along the vistas from the mall, and assist in controlling wind.

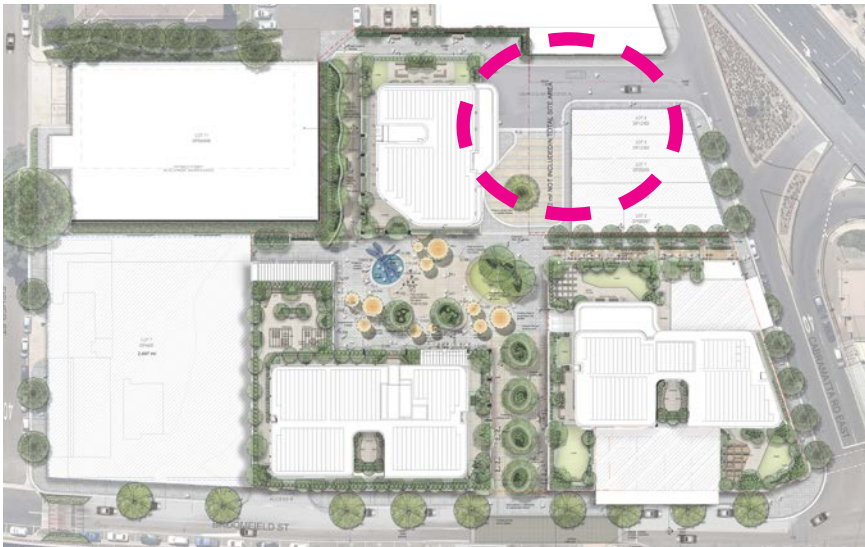
New street tree planting is proposed to Cabramatta Street East, with awning cutouts to suit tree growth over the new awnings

Precinct Plan



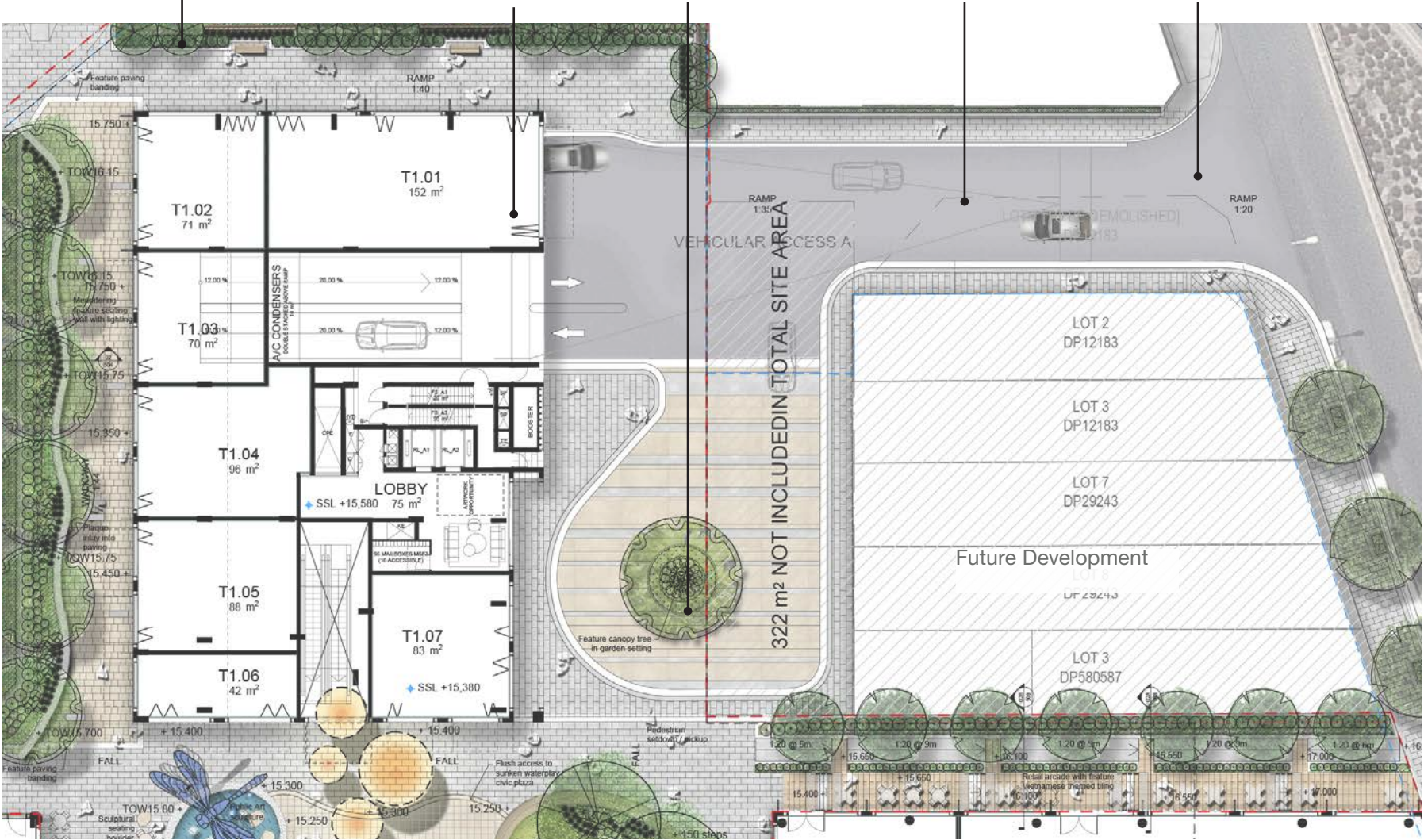
Design Imagery

Cabramatta Lane - Shareway and Residential Lobby

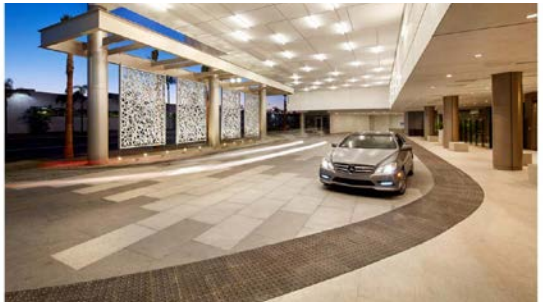


The main carpark entry is from Cabramatta Road East, with this driveway also having provision for pedestrian setdown to a dedicated turning area and lobby forecourt. The roundabout offers quick dropoff. Continuing north from this area is a cross site link walkway. Greening of the eastern boundary is to be provided with vertical screens and climbers.

- Greening of the eastern boundary with vertical screens and climbers
- Carpark ramp down to basement parking, and paved continuation of cross site link
- Island planter along roundabout driveway
- Pedestrian crossing with safe offsets from street and basement access ramp
- Dedicated cross site link footpath along the eastern boundary



Precinct Plan



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