

Bankstown Compass Centre Landscape Design Report



SITE IMAGE
Landscape Architects

BARINGS

PTW

essence

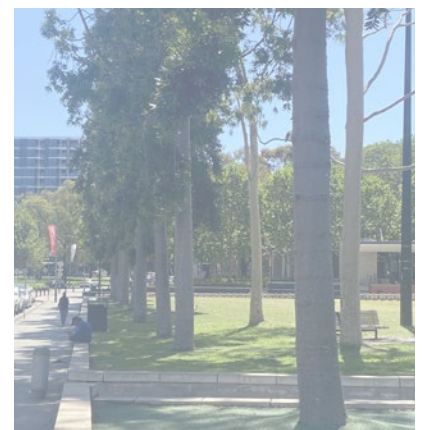
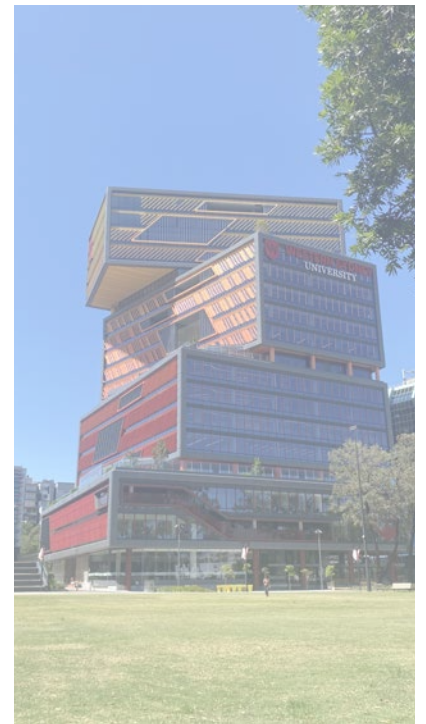
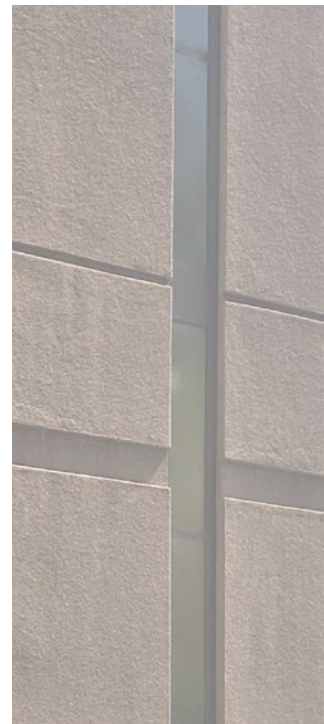
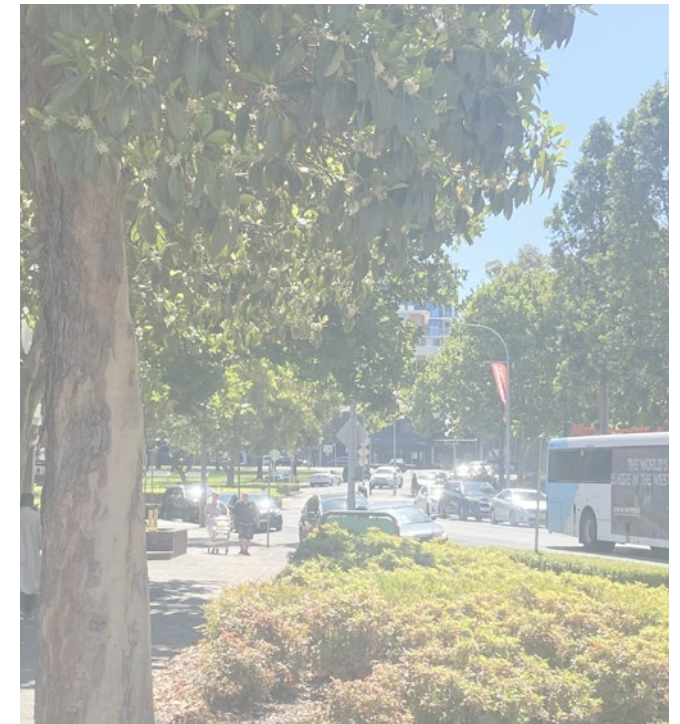
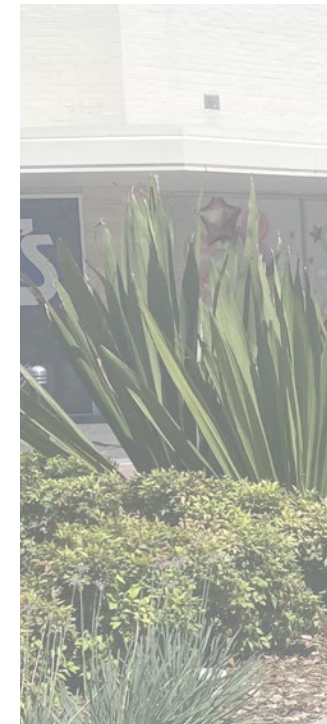
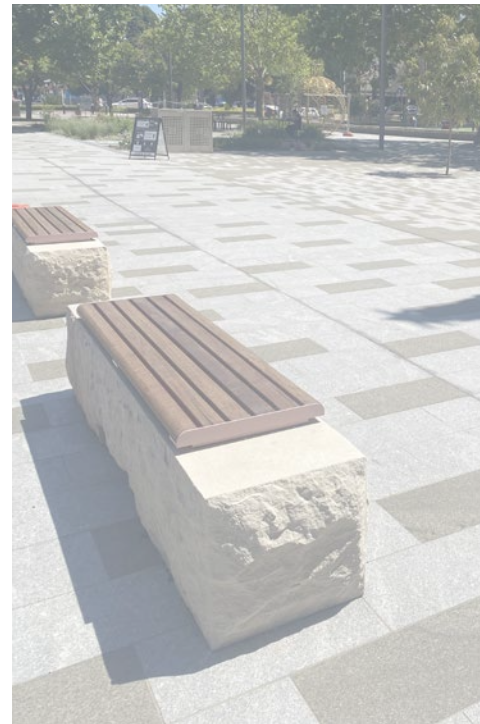
Landscape Strategy

Site Description

This Landscape Design Report is submitted to the City of Canterbury-Bankstown Council (Council) on behalf of Barings Real Estate Australia (Barings) in support of a development application (DA) for a mixed use development at the Compass Centre site, located at 83-99 North Terrace, Bankstown (the site).

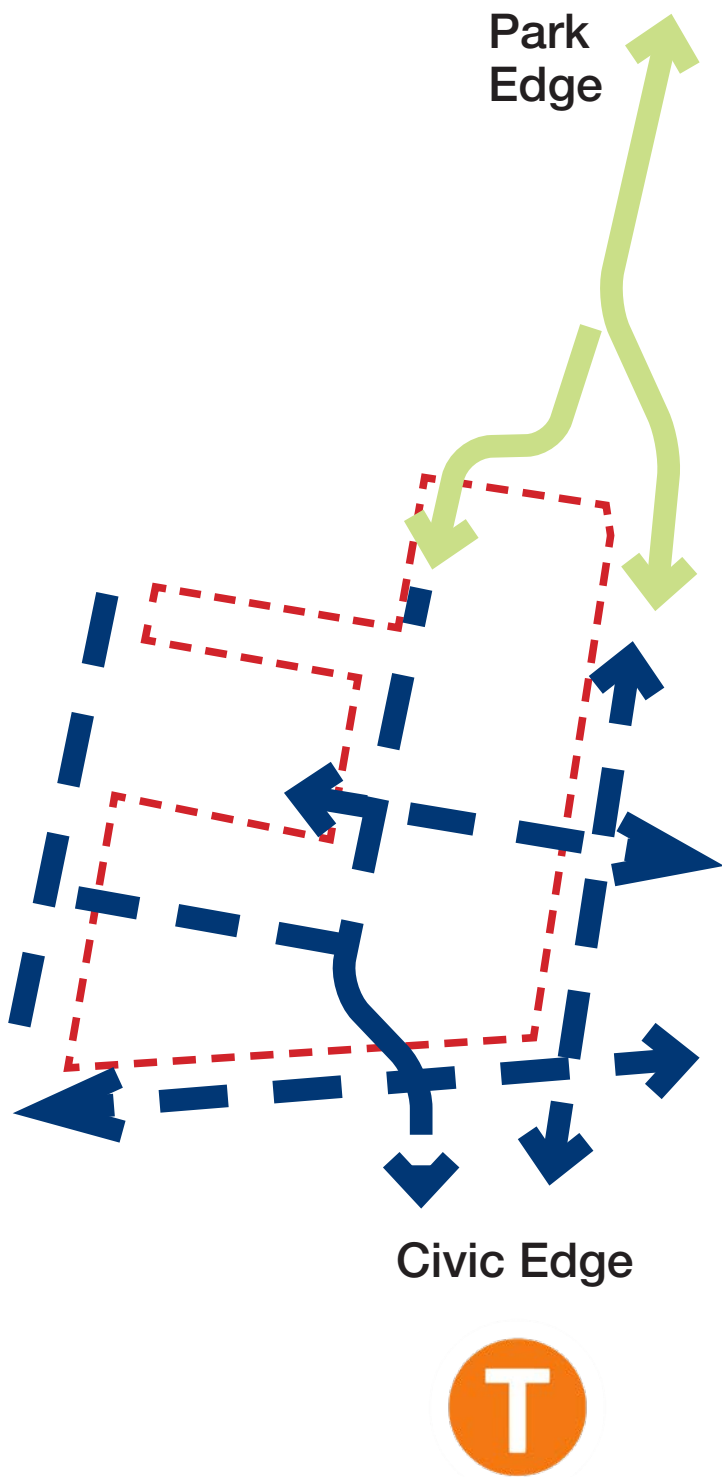
This DA seeks approval for:

- Site preparation and early works, including demolition of all existing structures, bulk excavation, any required remediation and tree removal.
- Construction and use of a five (5) storey mixed use podium and three towers, comprising:
 - a 19 storey hotel tower in the south-west corner of the site;
 - a 24 storey residential tower in the south-east corner of the site;
 - a 24 storey residential tower in the north-east corner of the site;
 - ground floor retail activating the ground plane;
 - a gym at the south eastern corner of levels 1 and 2;
 - a metro supermarket at the west of level 1;
 - provision of residential amenity spaces at the north of levels 1 to 3;
 - a childcare use at the north eastern corner of the podium rooftop;
 - a function centre and medical suites along the south of the podium rooftop;
 - provision of a through site link connecting The Mall in the north to North Terrace in the south, as well as additional links from Fetherstone Street and The Appian Way, providing connections to both The Mall and North Terrace; and
 - Car parking on levels 1, 2 and 3 of the podium, which are to be appropriately sleeved through façade activation, active uses, landscaping and active mezzanine floors.
- Construction and use of a two (2) level basement car park accommodating car, bicycle, motorcycle and loading spaces.
- Vehicular access from Fetherstone Street to the west of the site.
- Inclusion of landscaping throughout the site.
- Extension and augmentation of services and utilities to the development as required.



Landscape Strategy

Site Context



Landscape Masterplan

Design Statement

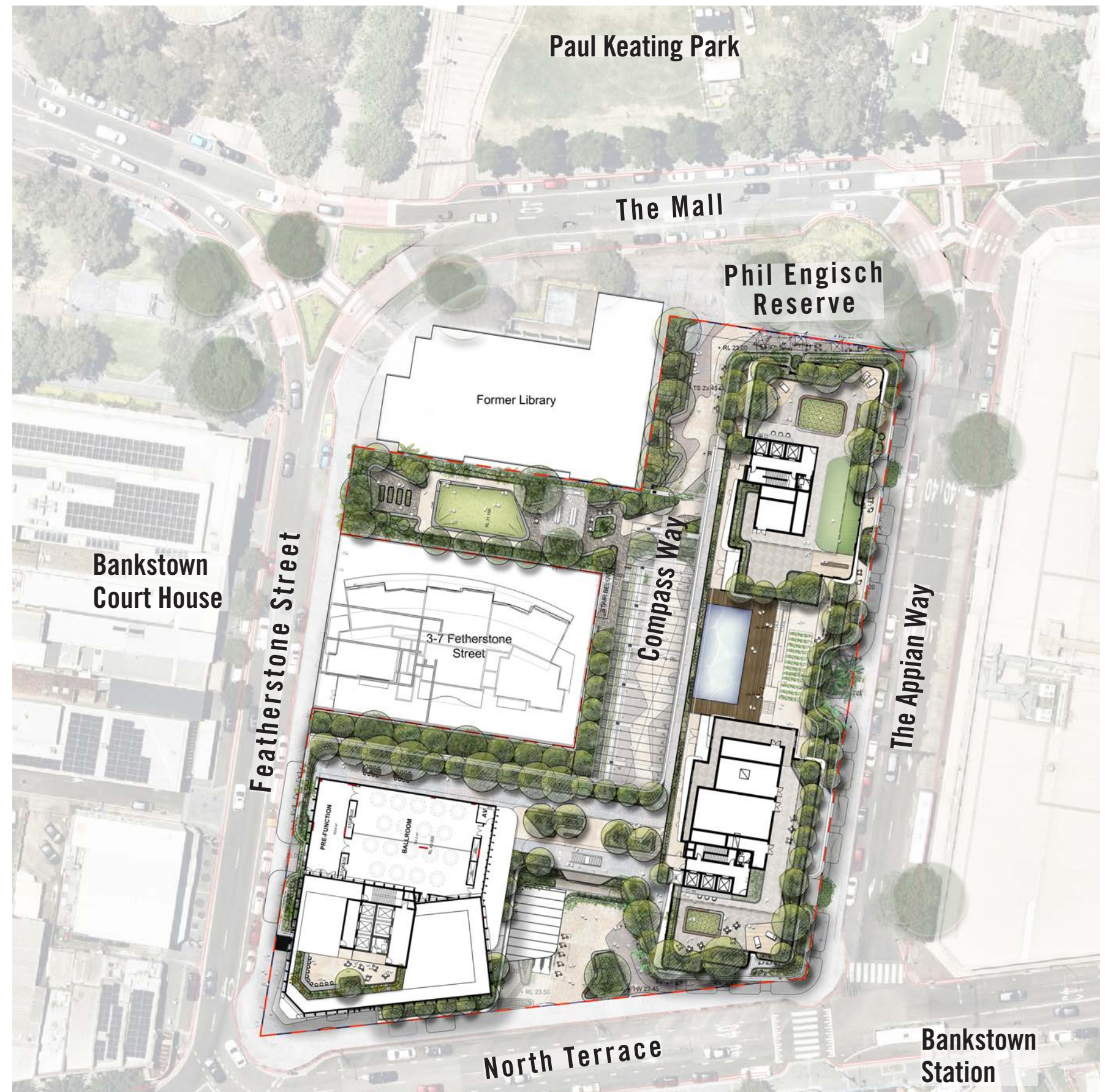
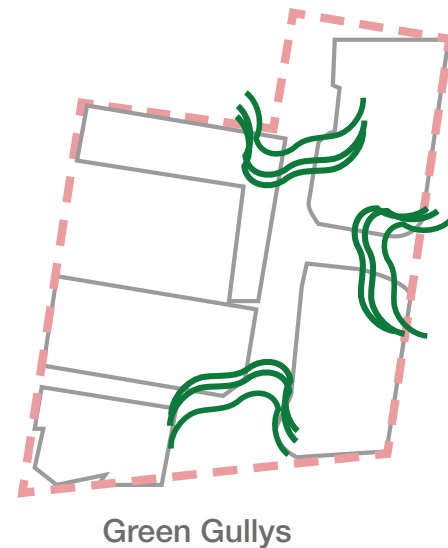
The site's location makes it an important piece of the puzzle in the successful transformation of the city centre being situated in the transition zone between two distinct urban forms - finer grain south-west of the station and the larger format retail and institutions north and east of the station. Parkland encompasses the site, the most significant being Paul Keating to the north with smaller pocket parks to the north-west and south.

The proposal envisions a continuation of the surrounding parklands into the precinct, integrating with the parkland context through a series of green gullies that lead into and up the building at the precinct entrances.

Opportunities to incorporate narratives of Darug Country and Bankstown have been explored at a high level from the outset of design development with further detailed design guidance incorporated from data collected at Yerrabingin's recent design jam which included public art, paving patternisation, selective use of local materials, signage and overall spatial design considerations.

Several communal spaces throughout the development cater for a wide variety of program, uses and potential event activation, providing amenity for both residents and non-residents. These include; BBQ and dining areas, play spaces, open lawn areas, study zones and tree shaded walkways.

Special consideration has been taken to offer considerable planting areas within these spaces as well as provide adequate soil depths for significant numbers of trees throughout the building. This has produced a cooling urban forrest effect which provides significant amenity for users and helps mitigate Urban Heat Island (UHI) impacts through the provision of considerable tree canopy area and dense planting.



Scale 1:800 @A3



Landscape Strategy

Design Principles



Extending the park

Borrowing the amenity of Paul Keating Park and Phil English reserve and extending into the site



A Connected precinct

A transitional space connecting pedestrians to the north, south east and west



An Urban Forest

Framing spaces with hyperdense landscape to create an urban oasis



Landscape Gullies

Cascading landscape and staggered gullies to upper levels at key entry points distinguishing the Compass Centre



Designing with Country

Using site narratives and key Connection with Country themes to lead the landscape design



Designing for Bankstown

A colourful transitional precinct that provides the Bankstown community with a culturally diverse retail hub



Enhancing Canopy Coverage

Utilising deep soil zones and on structure landscaping to provide tree canopy across the site



Activating the Edges

Upgrading the public domain to promote a pedestrian focused precinct

Landscape Compliance

Deep Soil & Landscaped Area

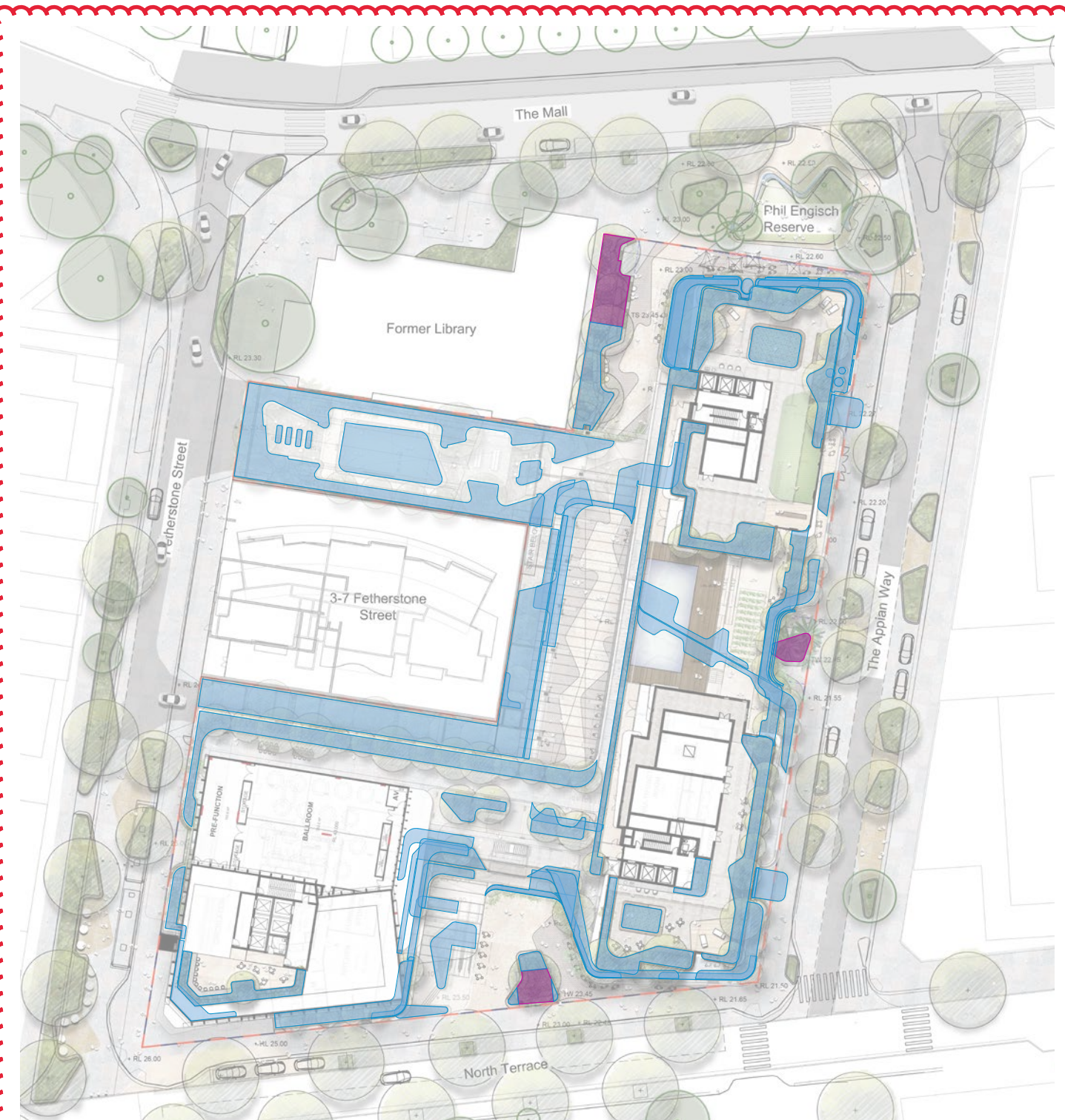
The Apartment Design Guidelines (ADG) typically requires 7% Deep Soil for a site of this size but recognises that this may not be achieved due to site constraints in some instances (as follows):

Achieving the design criteria may not be possible on some sites including where:

- The location and building typology have limited or no space for deep soil at ground level (e.g. **central business district**, constrained sites, high density areas, or in centres)
- There is 100% site coverage or non-residential uses at ground floor level

Where a proposal does not achieve deep soil requirements, acceptable storm-water management should be achieved and alternative forms of planting provided such as on structure

Effort has been made in the design to create pockets of deep soil, where possible, in key amenity zones on the ground floor, in line with the key objectives of the ADG and provides 1.6% deep soil area. To ensure the key objectives of the Bankstown Masterplan, Canterbury Bankstown DCP and ADG are met, an abundance of on structure landscaping has been provided on all active levels to facilitate a landscape led approach. When viewing the site holistically (as per the adjacent plan) the Compass Centre is draped in greenery and from the rooftop gardens down to the public domain. Coordination with the architects and structural engineers will ensure that adequate soil volumes for all planting on structure is provided and that the landscaping proposed is viable.



— Site Area: 8,175.4m²

■ Deep Soil Area (Ground Floor): 130.8m² (1.6%)

■ Landscape Area on Structure: 2,385.8m² (29.2%)

Total Landscape Area (incl. Deep Soil): 2,516.6m² (30.7%)



Landscape on Structure

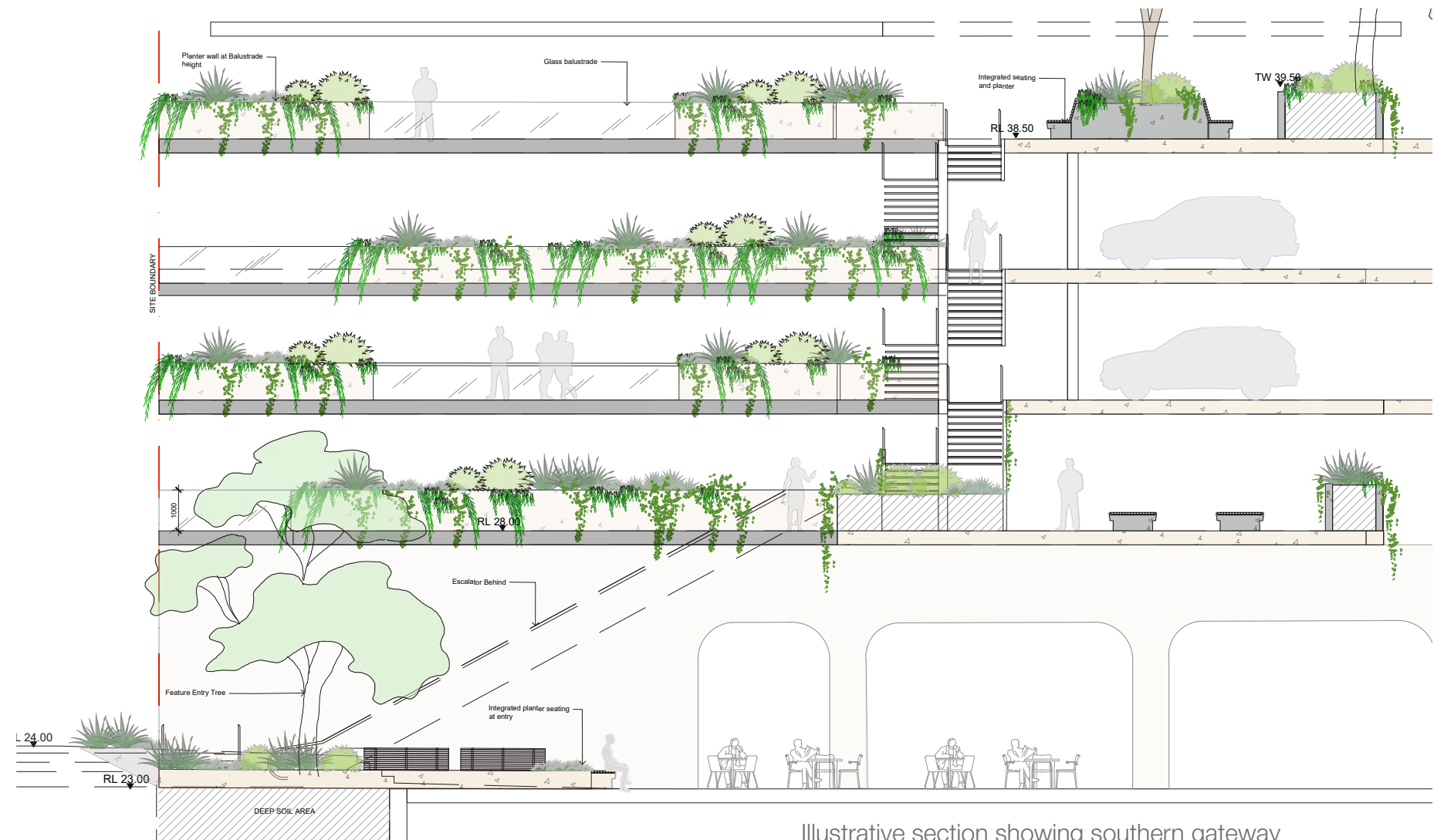
Planting on Structure Overview

Planting on structures is where plants are on top of built structures such as basement car parks, podiums, roofs and walls. Planting on structures can provide amenity, improve air quality and microclimate, and reduce direct energy use and stormwater runoff. It can also supplement deep soil planting on sites where opportunities for this are limited or restricted, e.g. in high density areas.

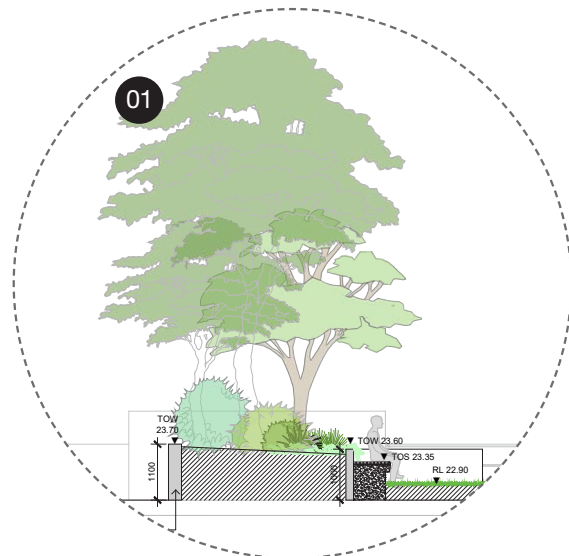
- Apartment Design Guidelines

To ensure the mass planting proposed to upper levels is viable, the following key considerations have been made in the design:

- Contiguous soil trenches where possible (reduce the amount of walls that breakup soil volumes)
- Ensure maintenance access is available
- Ensure plant selection is appropriate for aspect (e.g shade tolerant species to southern facade)
- Ensure all garden beds are irrigated. Rainwater reuse to be integrated into irrigation design
- Ensure soils are appropriate for site conditions



Illustrative section showing southern gateway
Scale 1:125 @ A3



Ensure adequate soil volumes are provided to ensure canopy growth



Plant selection to consider aspect and conditions



Maintenance access to be facilitated

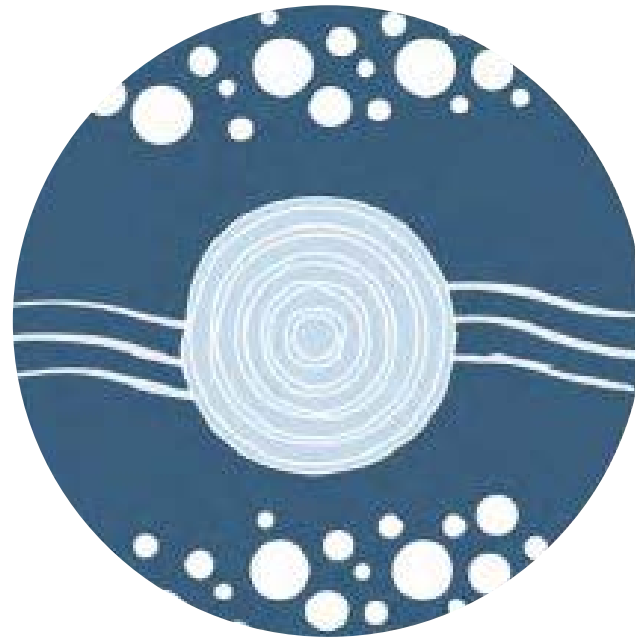
Connection with Country

Design Narratives by Yerrabingin



Belonging To Place

“Bankstown’s roots extend deep into the traditional lands of the Darug and Eora peoples... Their stories, imprinted in the landscape, are a testament to a strong sense of belonging and connection. Bankstown’s cultural diversity has continued to grow and now more than ever there are stories from all around the world ready to be showcased and connected to Bankstown.”



A Language of Waterways

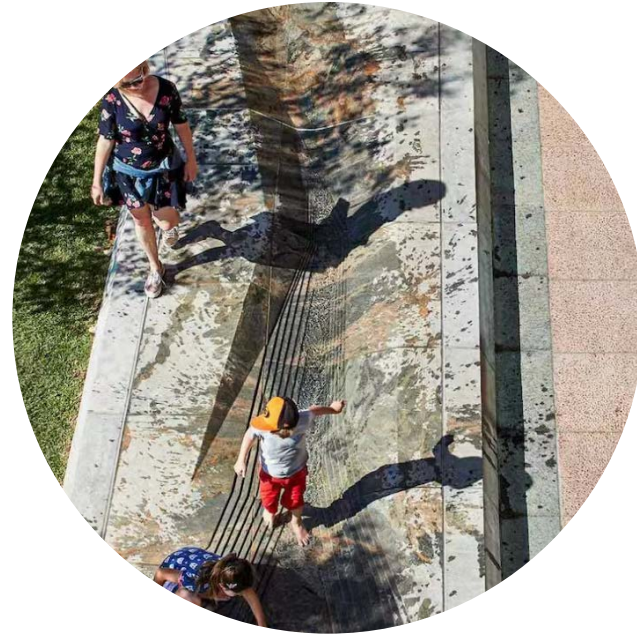
“In the heart of the Sydney region lies waterways that weaves through Country, a lifeline pulsating with the stories of time immemorial. Stories, painted across the water’s edge, tell of gatherings, ceremonies, and coexistence with the diverse flora and fauna that share the river’s banks...”



Eco-tonal Celebration

“The Cumberland Plains, with its rich tapestry of ecosystems, is a meeting ground for various plant and animal communities. This narrative envisions a celebration of these ecotones - a dynamic transition zone where woodlands, grasslands, and wetlands converge...”

Connection with Country Site Opportunities

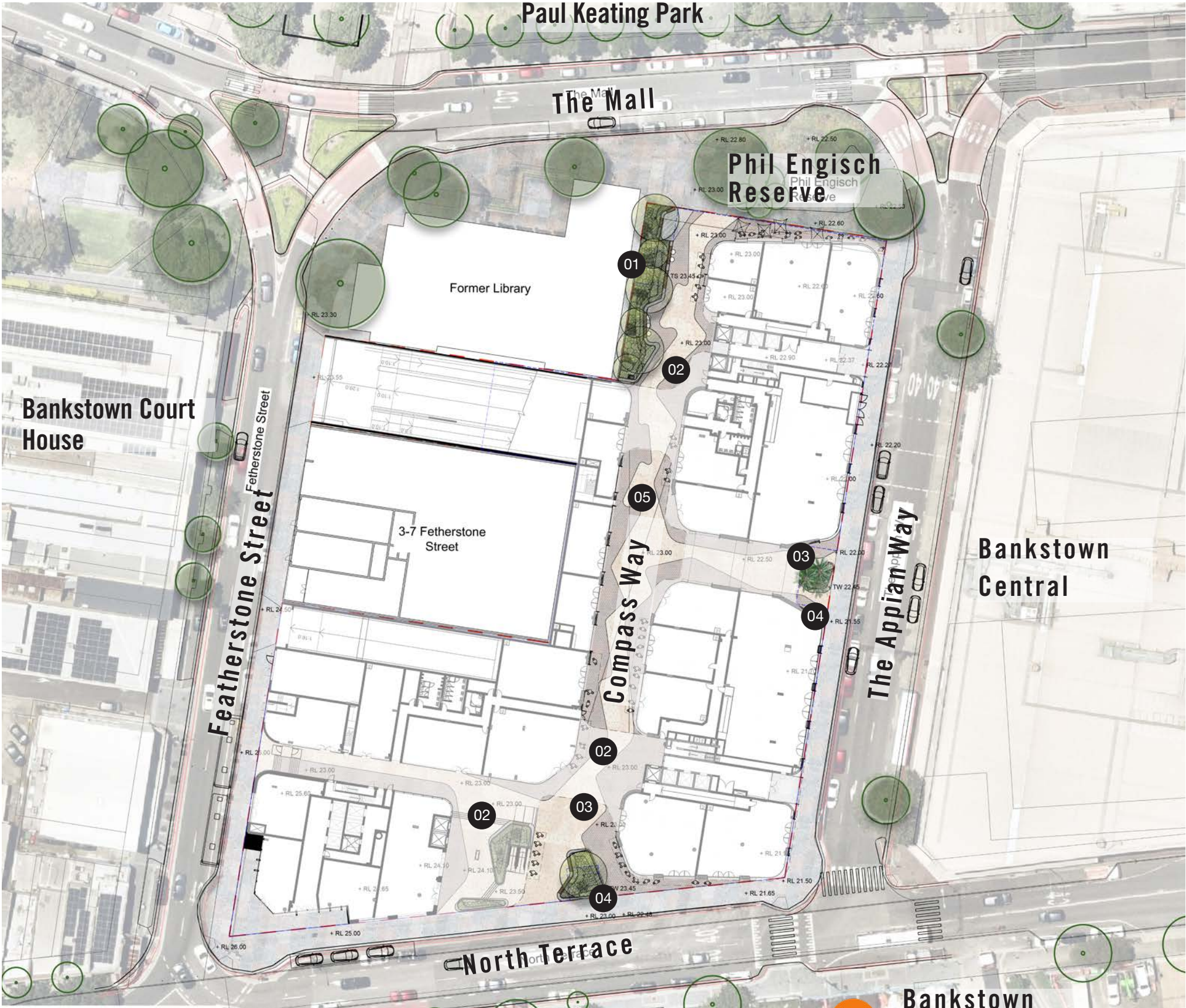


Site Opportunities

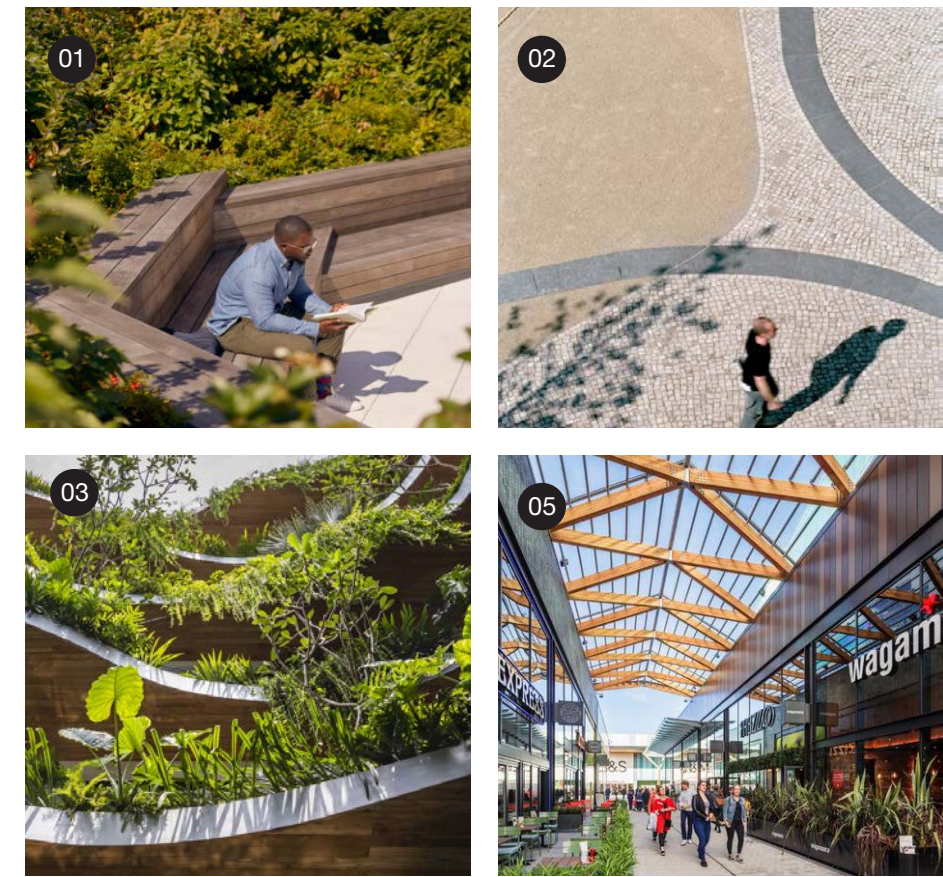
- **Showcasing local endemic plant species** in particular species that flower at significant times of the year, for hunting of fish and eel as well as local traditional food and medicine plants.
- **Referencing significant broader natural systems**; recreation or symbolic representation through the design-built forms. **Georges River, Salt Pan Creek**
- **The use of features rather than later applied signage as way-finding.** This approach is inspired by the existence/ recognition of 'Songlines' throughout Country.
- **Use of local materials** – expressing 'Care for Country' principles i.e through use of lower carbon footprint materials.
- **Using local stone, aggregates and paving treatments** can emulate alluvial patterns showcasing the river flats of the Georges River.
- **Steering away from obvious property/ cadastral lines-** opportunity of 'blurring' private and public lines – particularly through the treatment of the landscape external and public domain design elements and forms.
- **Gathering spaces** imbued with stories and rich textures **where people can be passively or actively engage in elements of Country.**
- **Back-lighting patterned elements**, feature trees and key textures can subtly highlight features with artworks and installations acting as key points of way-finding.

Ground Floor Masterplan

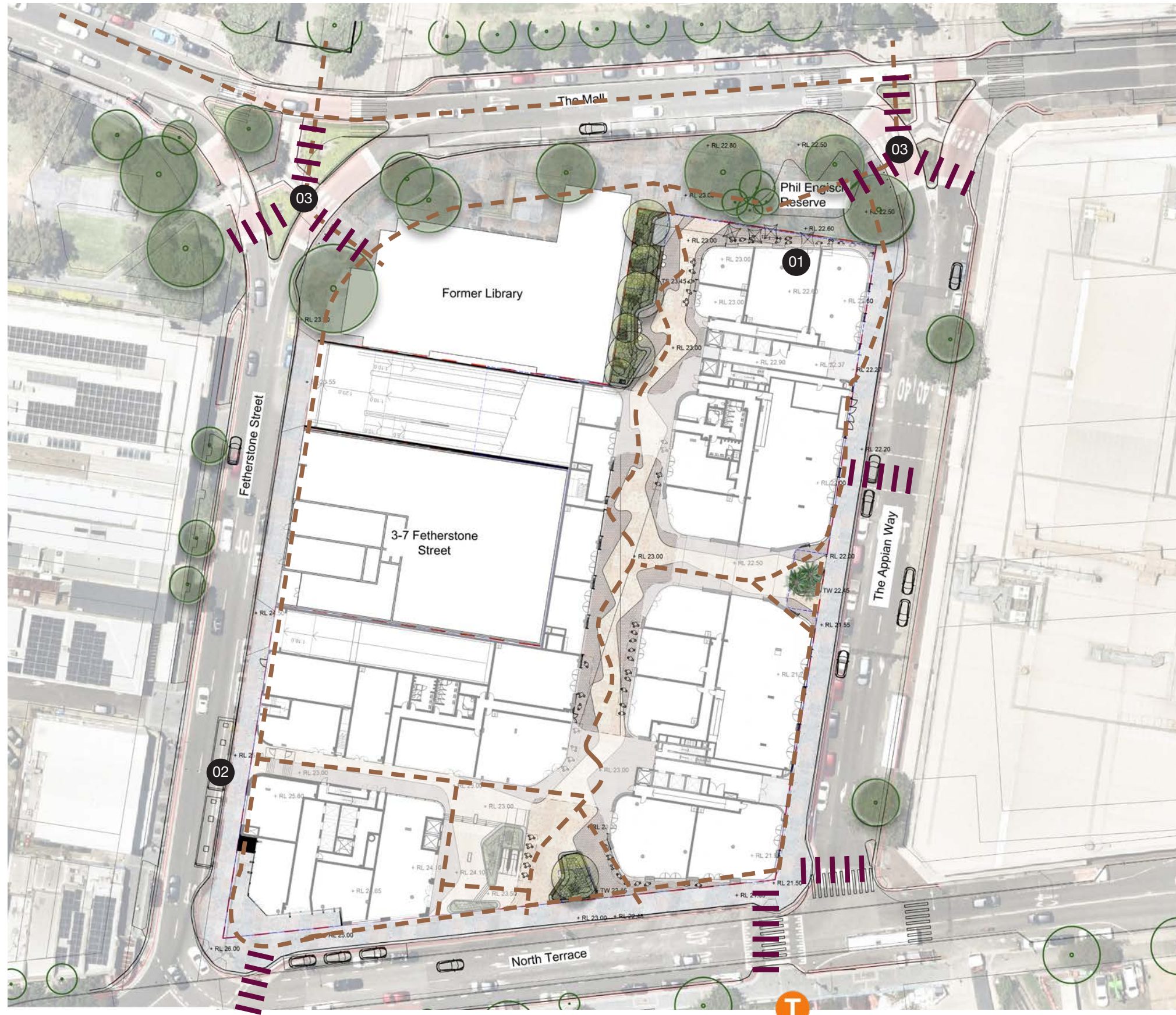
Current Site Context



- 01 Deep soil zone with integrated seating and dining to Northern Gateway
- 02 Paving features to use ecotones and colour of Country. Paving to be designed a as way-finding tool for site users
- 03 Landscape gullys and cascading gardens drawing the eye to upper levels
- 04 Landscape feature/ landmark to the south and east creating a gateway from the train station and The Appian Way. Deep soil pocket in these zones to ensure healthy tree growth
- 05 Compass way activated with feature multi level void allowing light into the ground floor retail zone. Space to be open and ensure visual links to the north and south



Ground Floor Movement & Connection



- 01 Disconnect to North due to existing Cypress trees and carpark to Phil English reserve. There is opportunity to make this space more functional and utilise the reserve to promote a green gateway to the site
- 02 Lack of pedestrian crossings along Featherstone Street
- 03 Existing traffic calming islands to the Mall are quite successful and provide easy connections to Paul Keating Park



Ground Floor Masterplan Complete Streets Integration

Complete Streets

The Complete Streets Masterplan, prepared by Canterbury Bankstown Council, seeks to prepare an integrated transport and streetscape plan to ensure the city centre is both an accessible and appealing destination. This considers and integrates all the current adopted Masterplans and Frameworks prepared with CBC as well as the 2023 DCP.

The complete streets design principles include:

- Integrated transport planning + city design
- People First
- Vibrant + Great 1 2 3 for Business
- Efficient
- Safe Streets
- Green
- Smart + Future Focused
- Equitable
- Design Excellence
- Culturally Proud
- Evidence based decision making
- Clean & Maintained

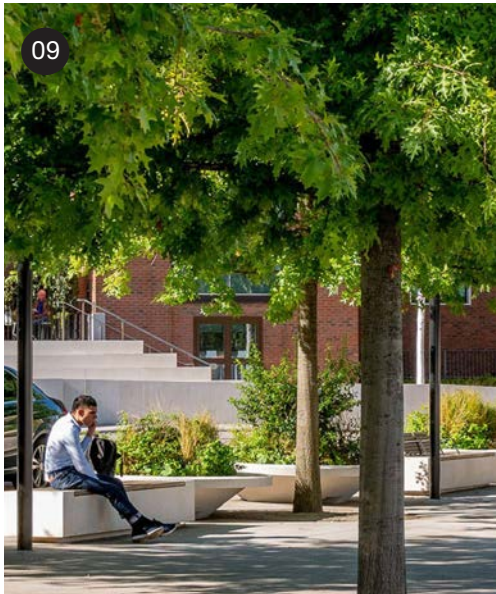
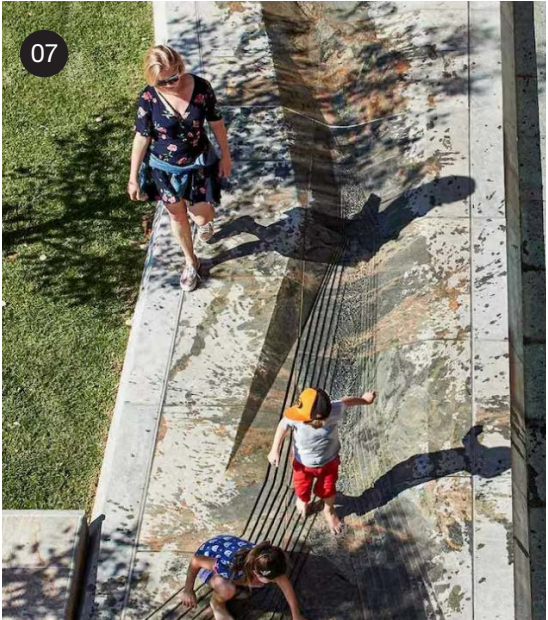
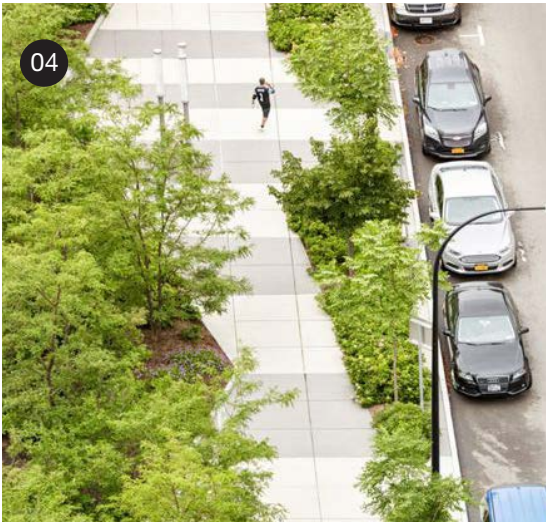
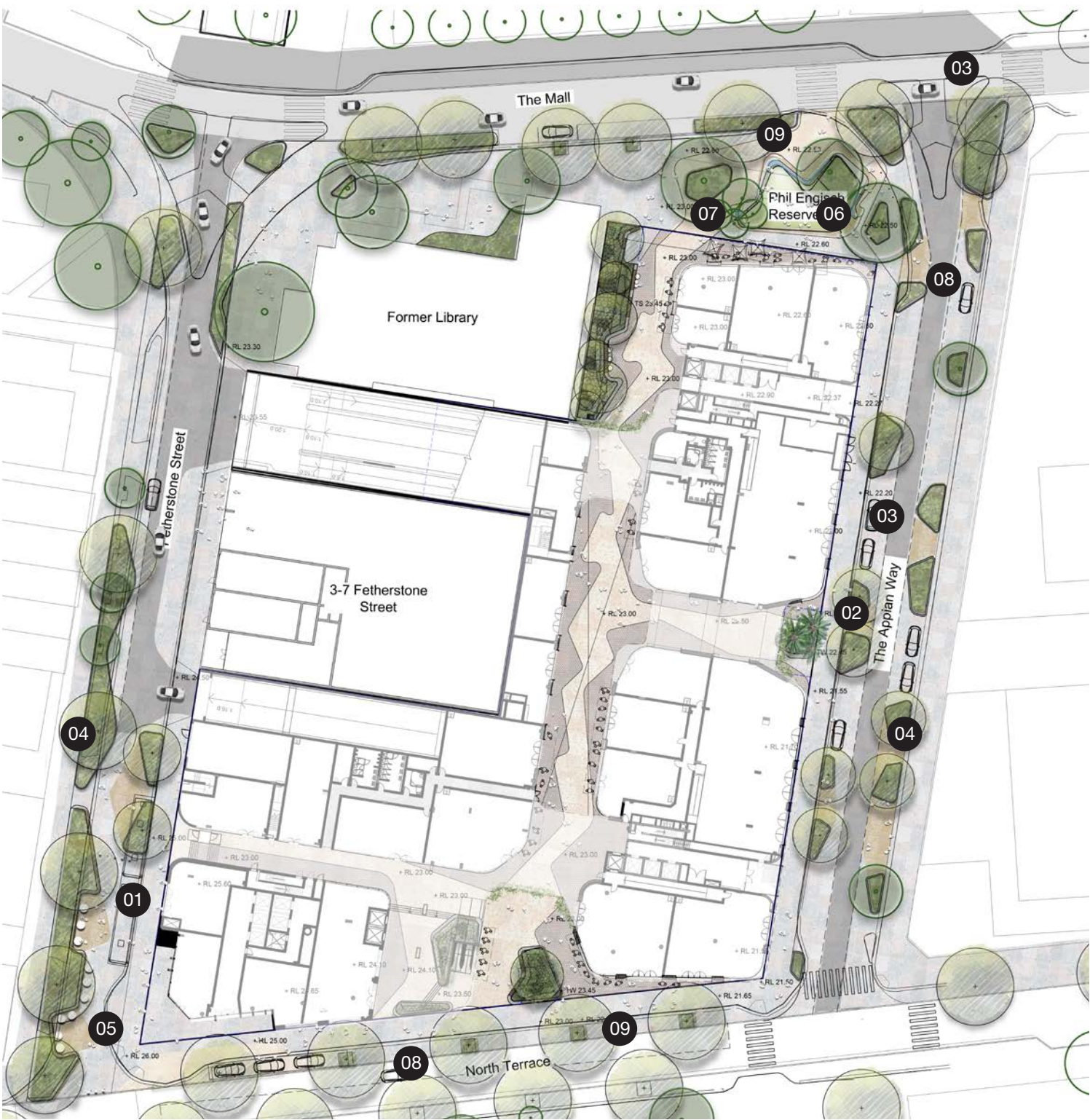


- 01 Featherstone Street Upgrades to include: Additional tree canopy, Paving upgrades, one way traffic flow to driveways only
- 02 Featherstone Street Pedestrian only zone (dining, shade, plaza, landscape) bollards located to frame the activated corner allowing foot traffic only to this area
- 03 Proposal to upgrade Phil English Reserve and create integrated scheme/ Park forecourt to site. Note design shown is indicative and a proposal is being developed to put forward to Council
- 04 The Appian way upgrades to include: Pedestrianised street with priority given to foot traffic and activated edges. Additional soft landscape pockets and street tree planting to mitigate Urban Heat Island effect
- 05 North Terrace upgrades to include: Paving upgrades, new street tree planting and a focus on providing key pedestrian links between the Station and CBD north

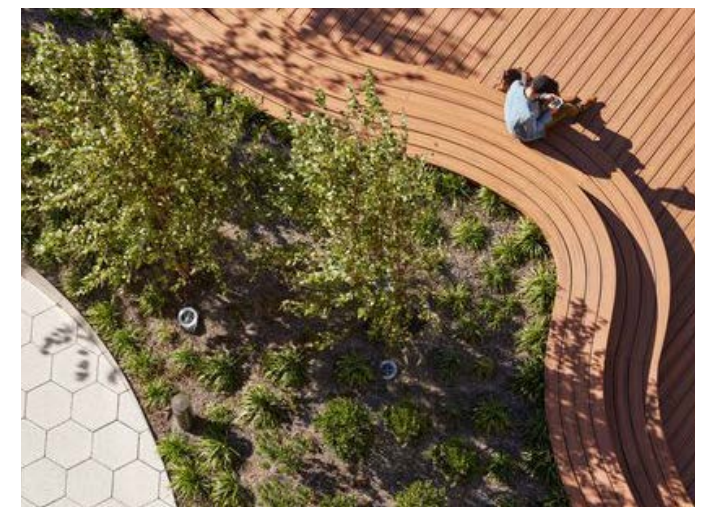
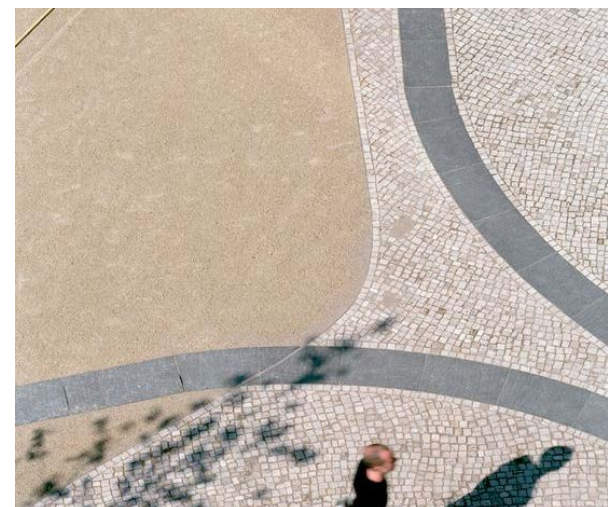
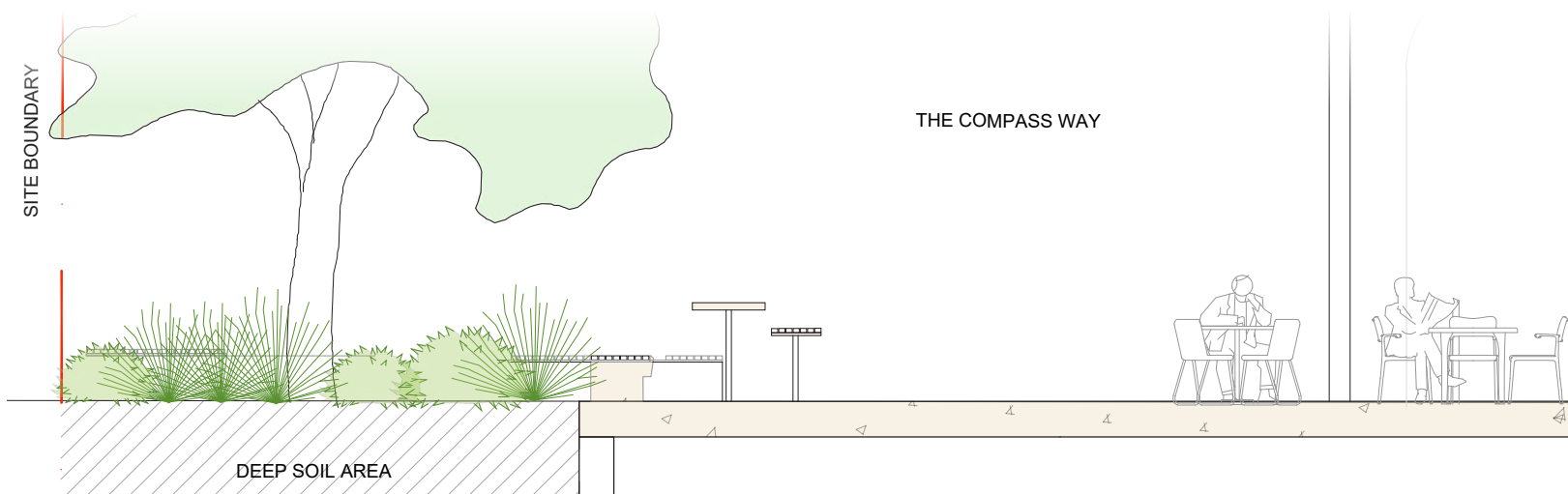
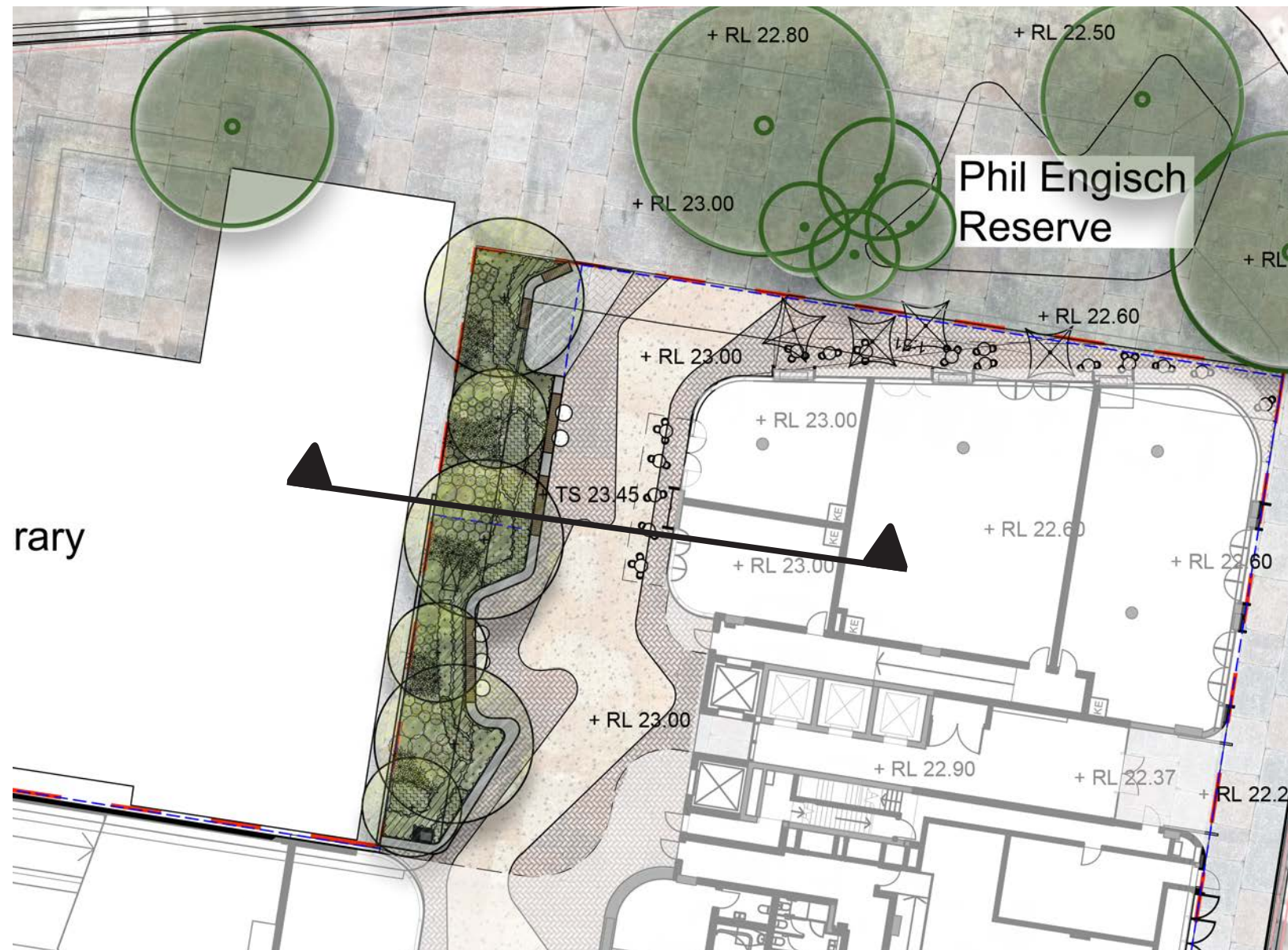


Ground Floor Masterplan

Complete Streets Integration

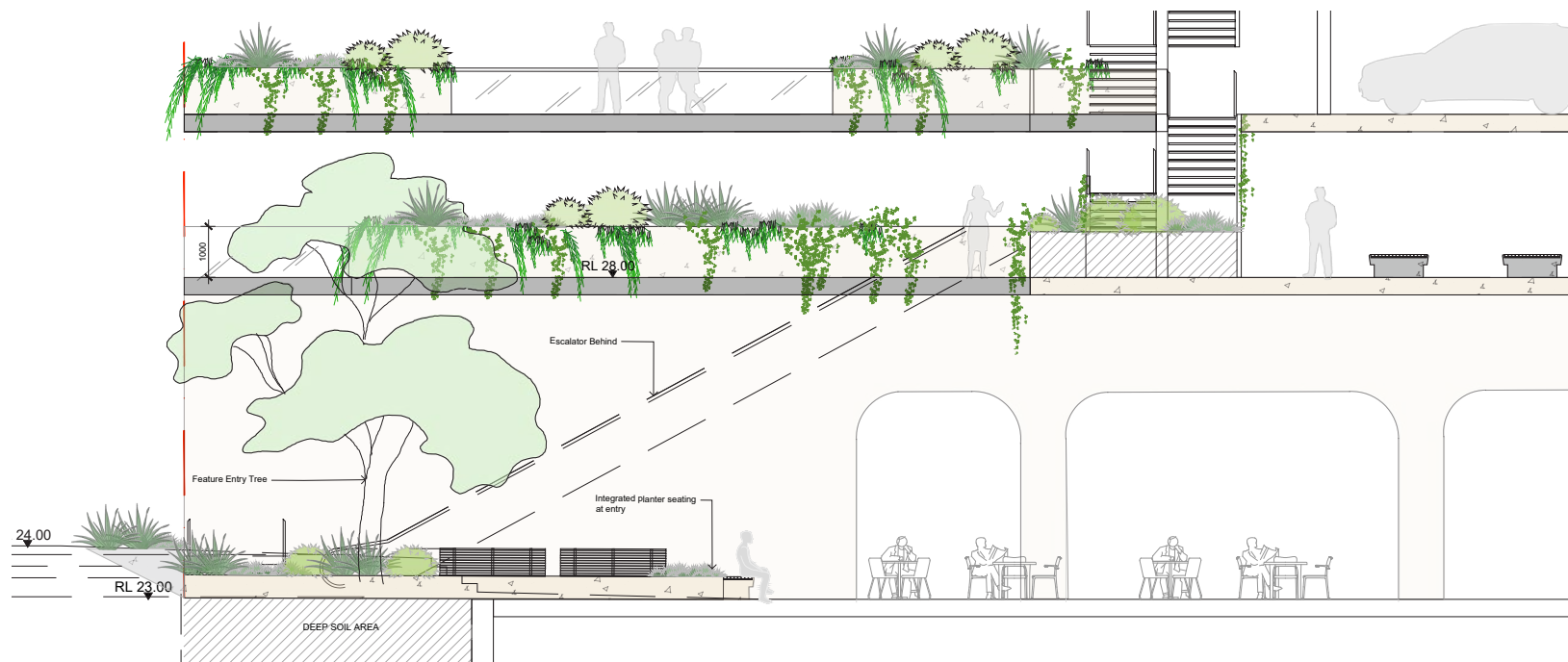
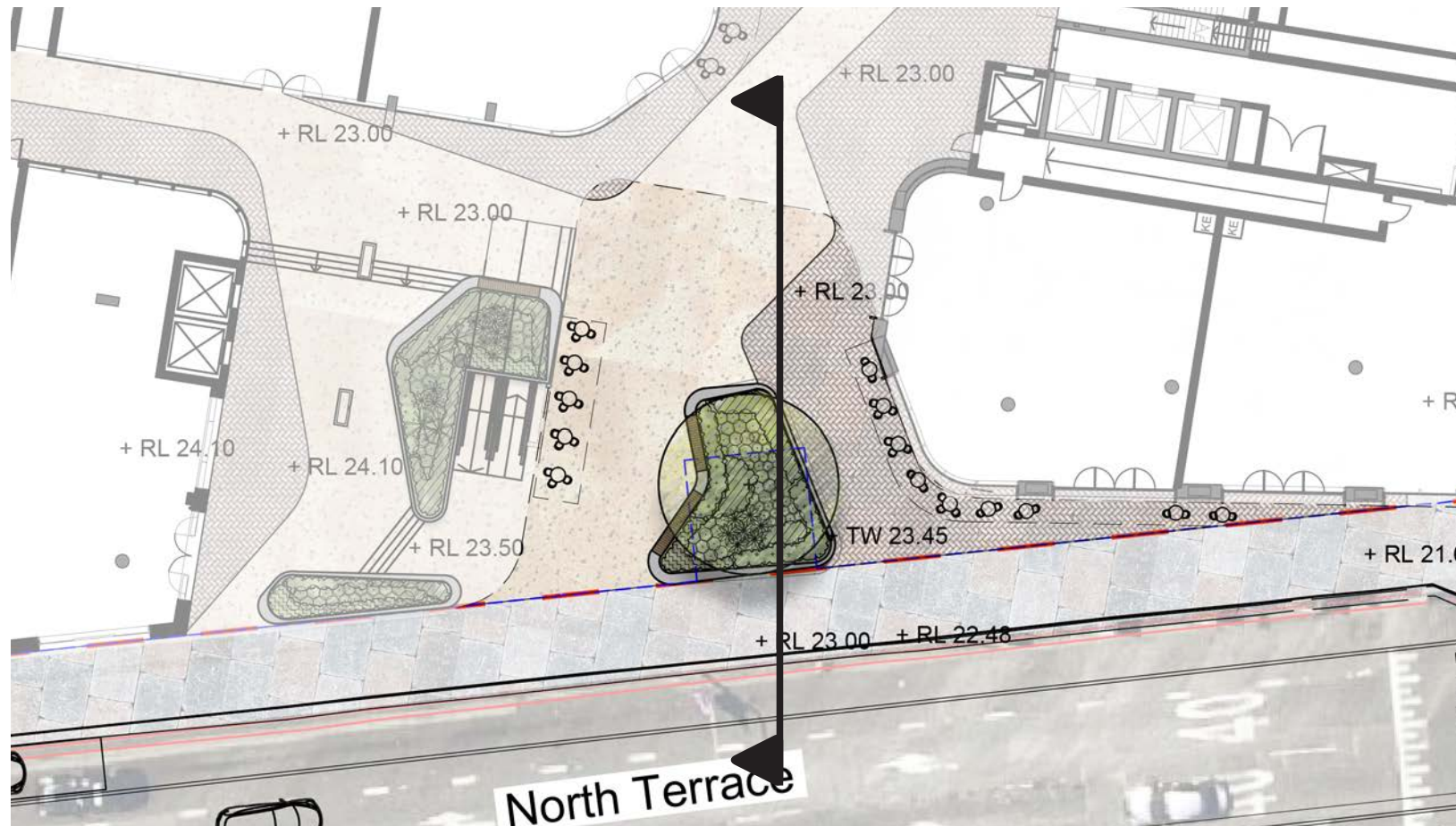


Ground Floor Northern Gateway



- Reconfiguration of Paul English Reserve (subject to discussion with council)
- Opportunity for integration of water theme through creek motif
- Bleeding the park typology into the site
- Blurring the boundary and delineation lines
- Provide public amenity through seating and shade
- Draw users through the site through with landscape features and material elements

Ground Floor Southern Gateway



- An oasis leading the eye to upper levels
- Integration of public art
- Paving to be informed by Connection with country
- Deep soil pockets to be utilised for Canopy Coverage

Level 1 Landscape Masterplan

Design Elements

01 Integrated bench seating with planters



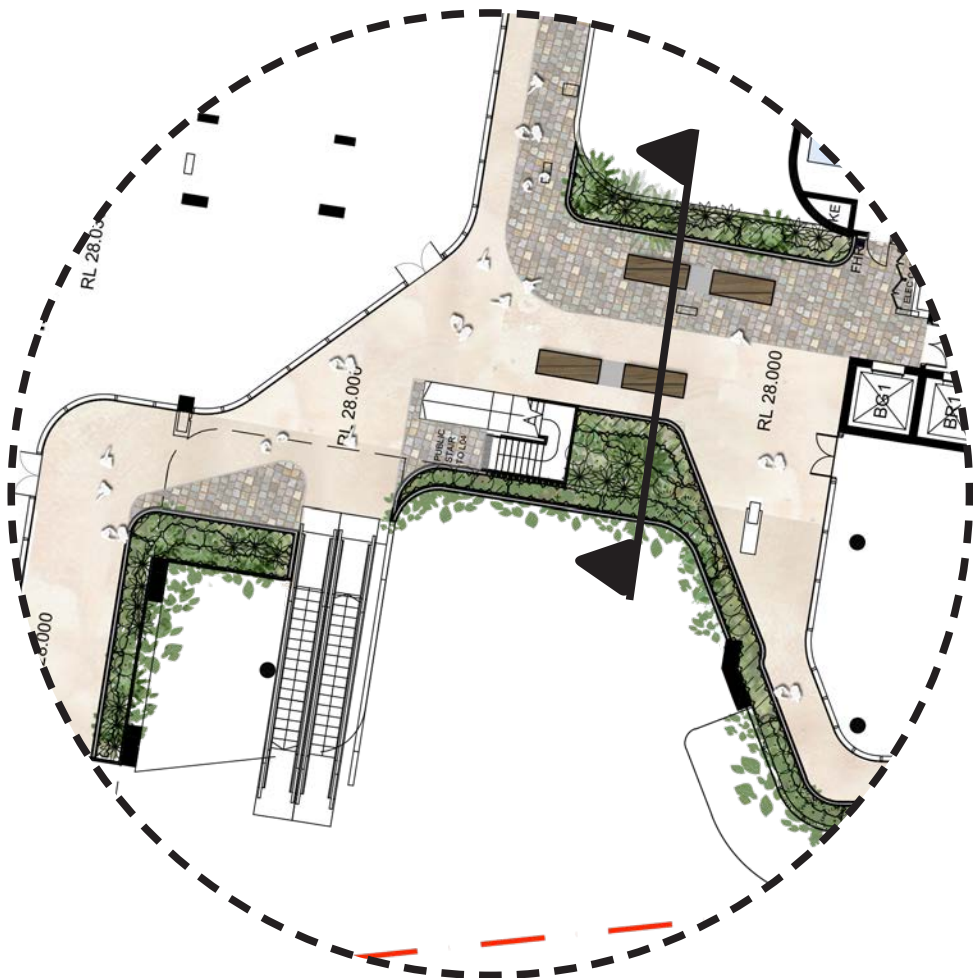
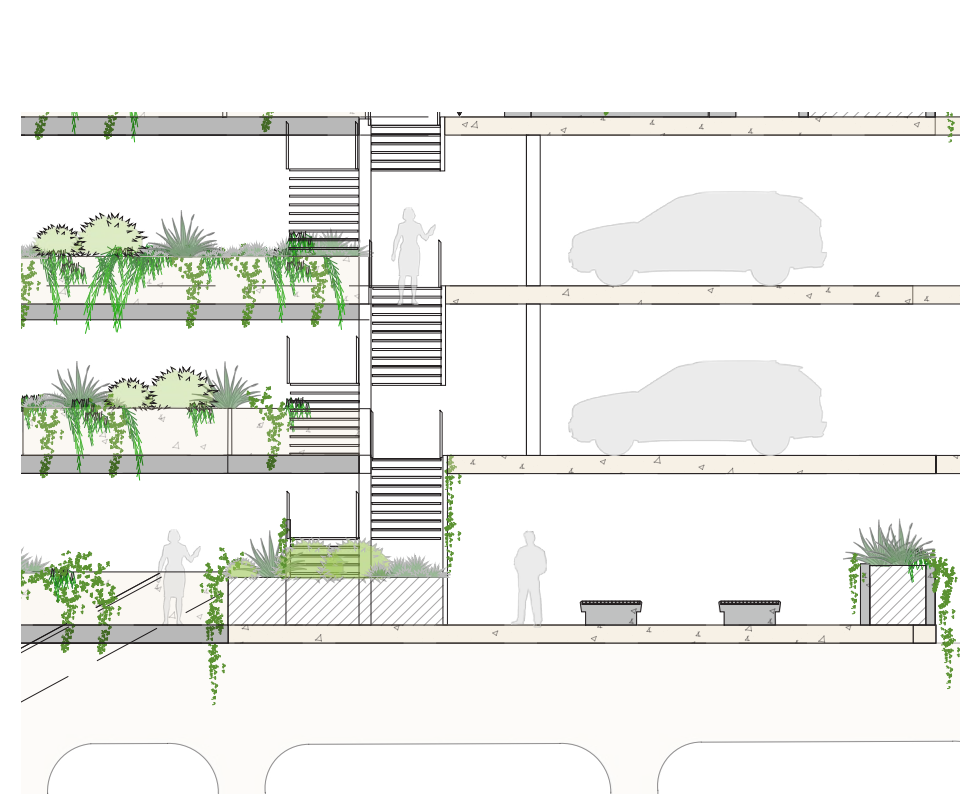
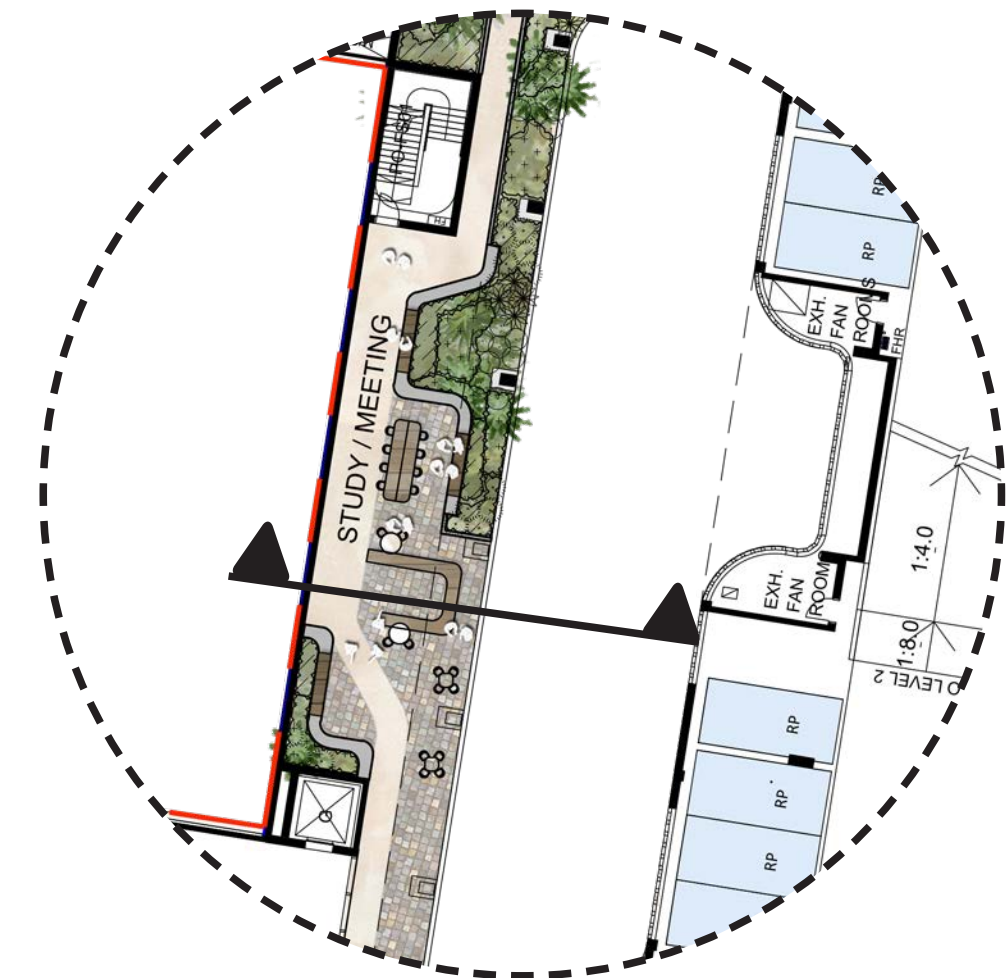
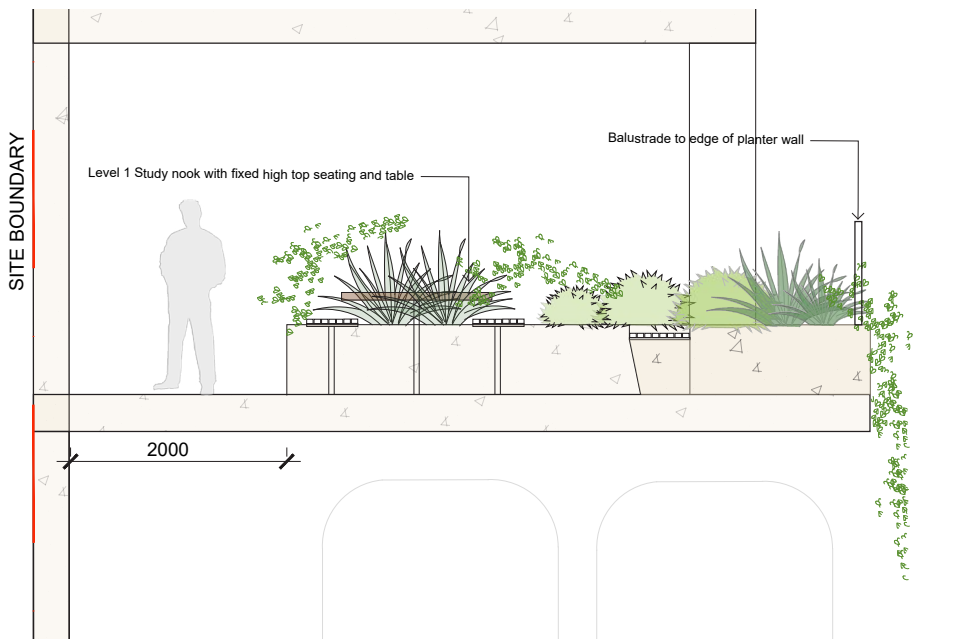
02 Study/Meeting Area - Feature interpretive paving



03 Cascading sky gardens



Level 1 Key Areas



Design Elements



WFH/ Study Space



Level 2

Landscape Masterplan

Design Elements

01 Communal open space



02 Communal area spill-out

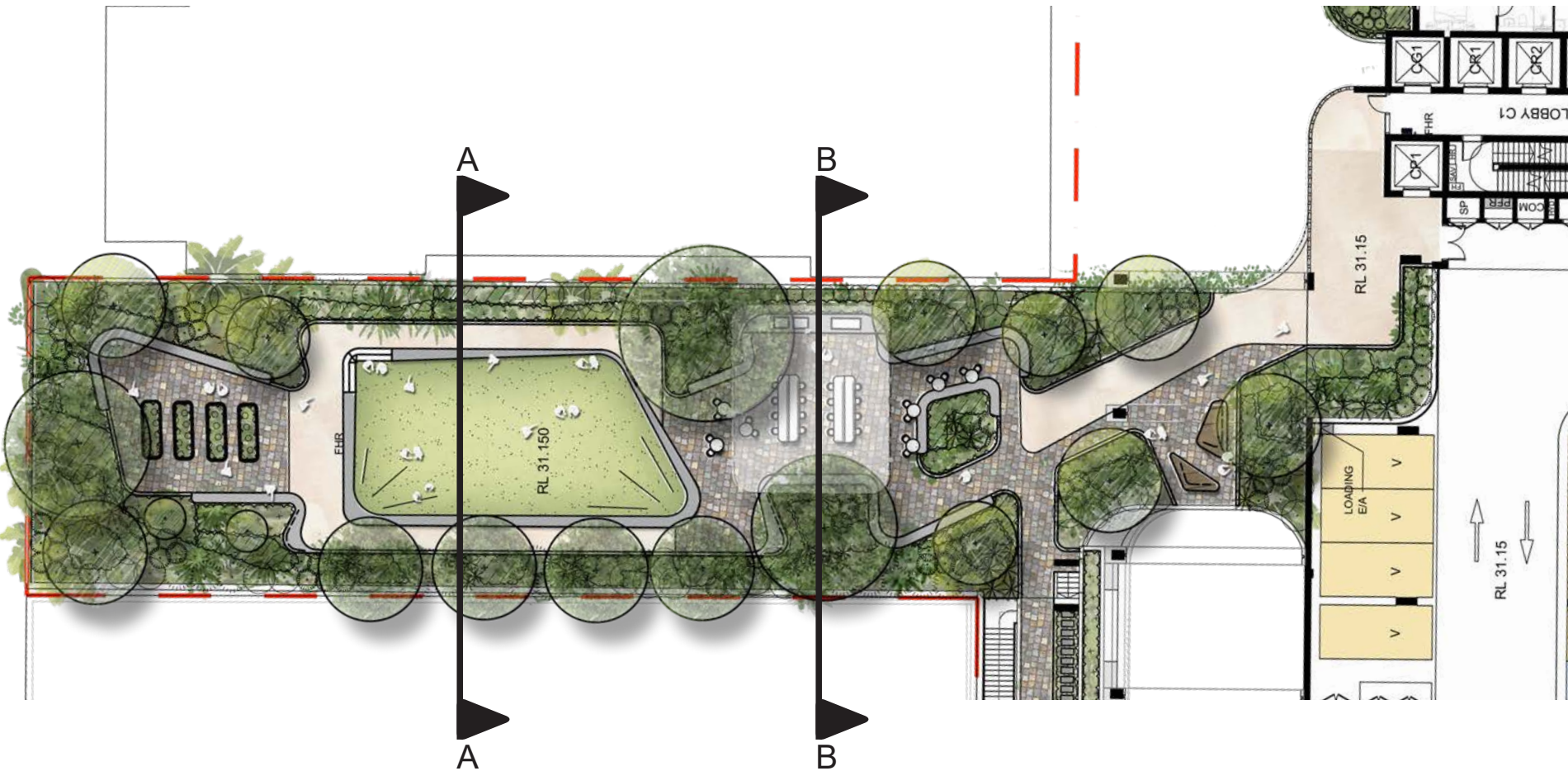


03 Urban Forest

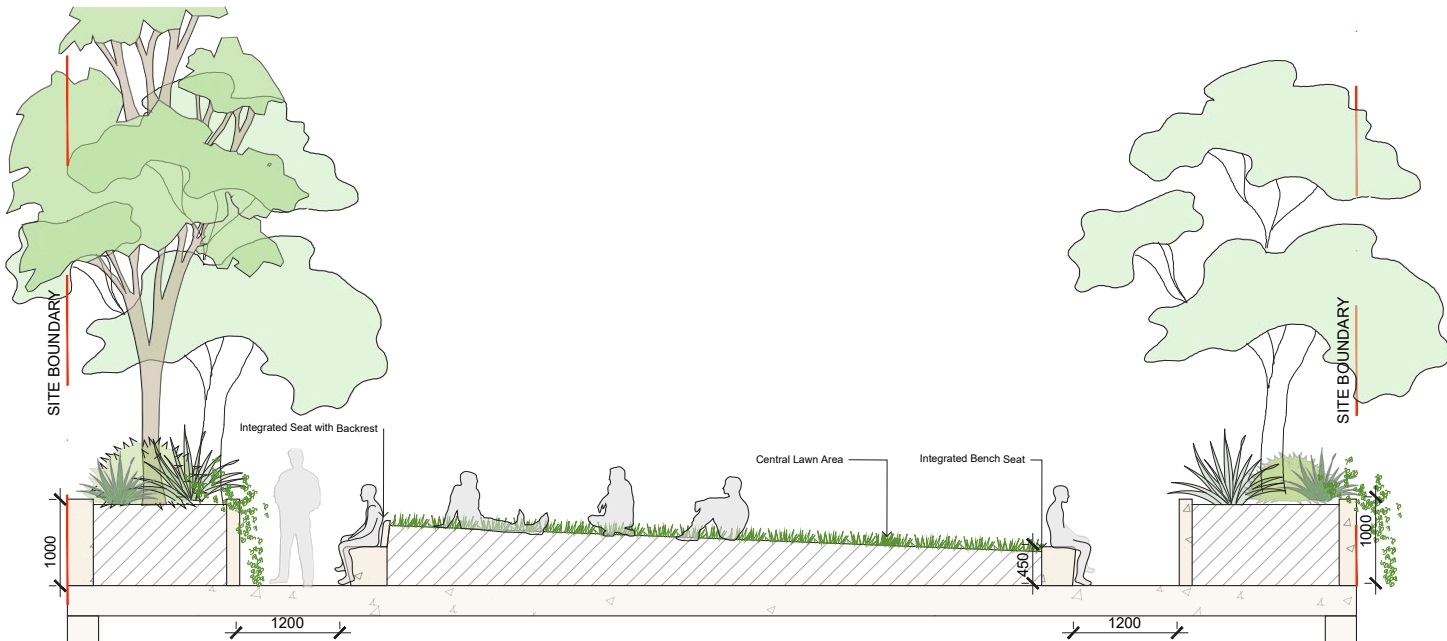
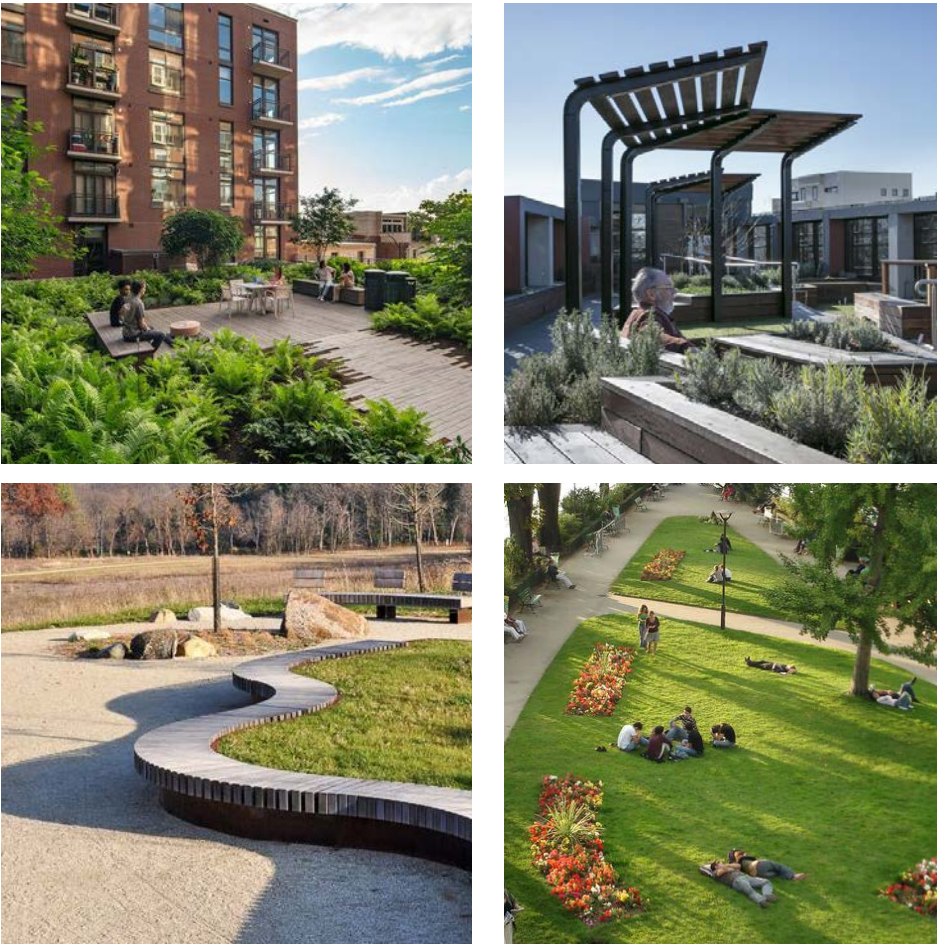


Level 2

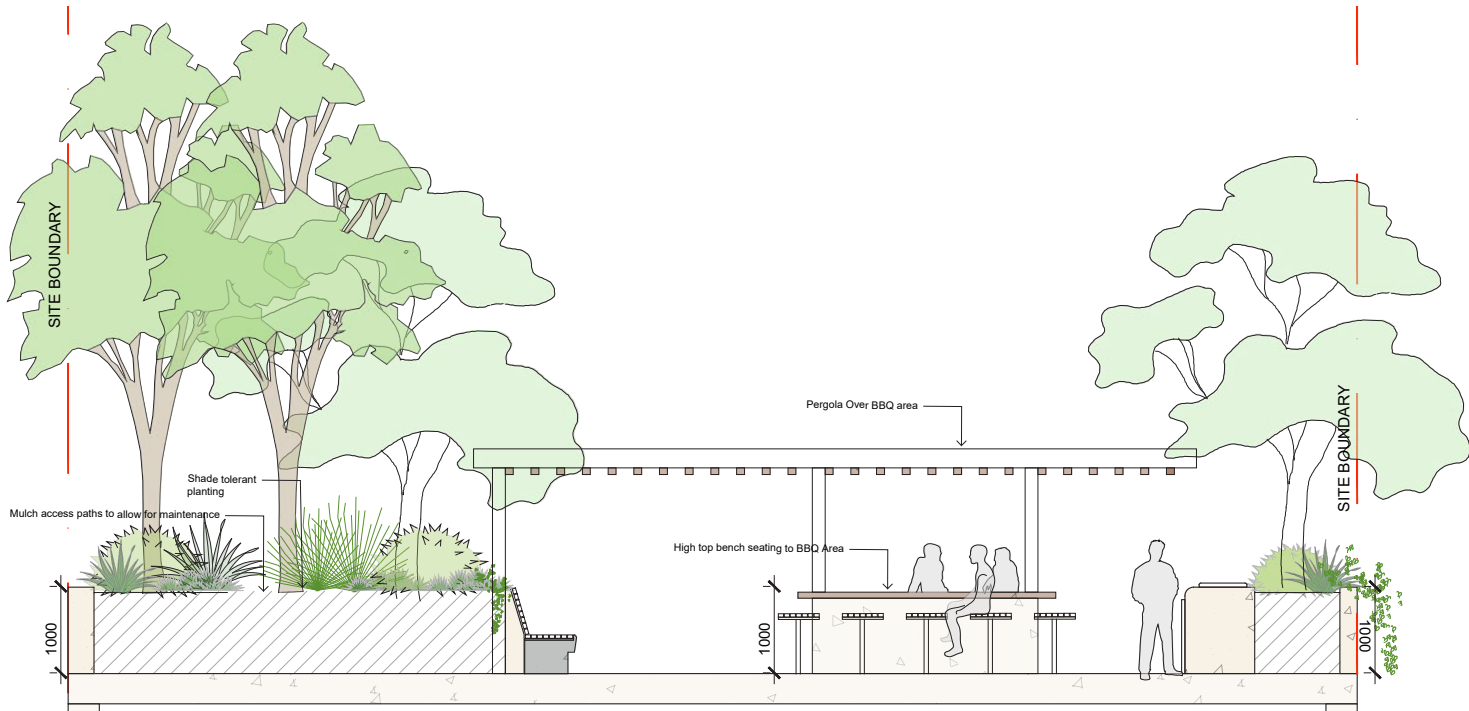
Key Areas



Design Elements



Section A-A



Section B-B

Level 3 Masterplan

Design Elements

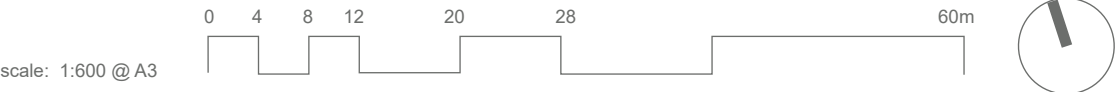
01 Communal spill out space with fringe planting



02 Cascading sky gardens



03 Look-down to communal open space and gardens below



Level 4 Masterplan

Design Elements

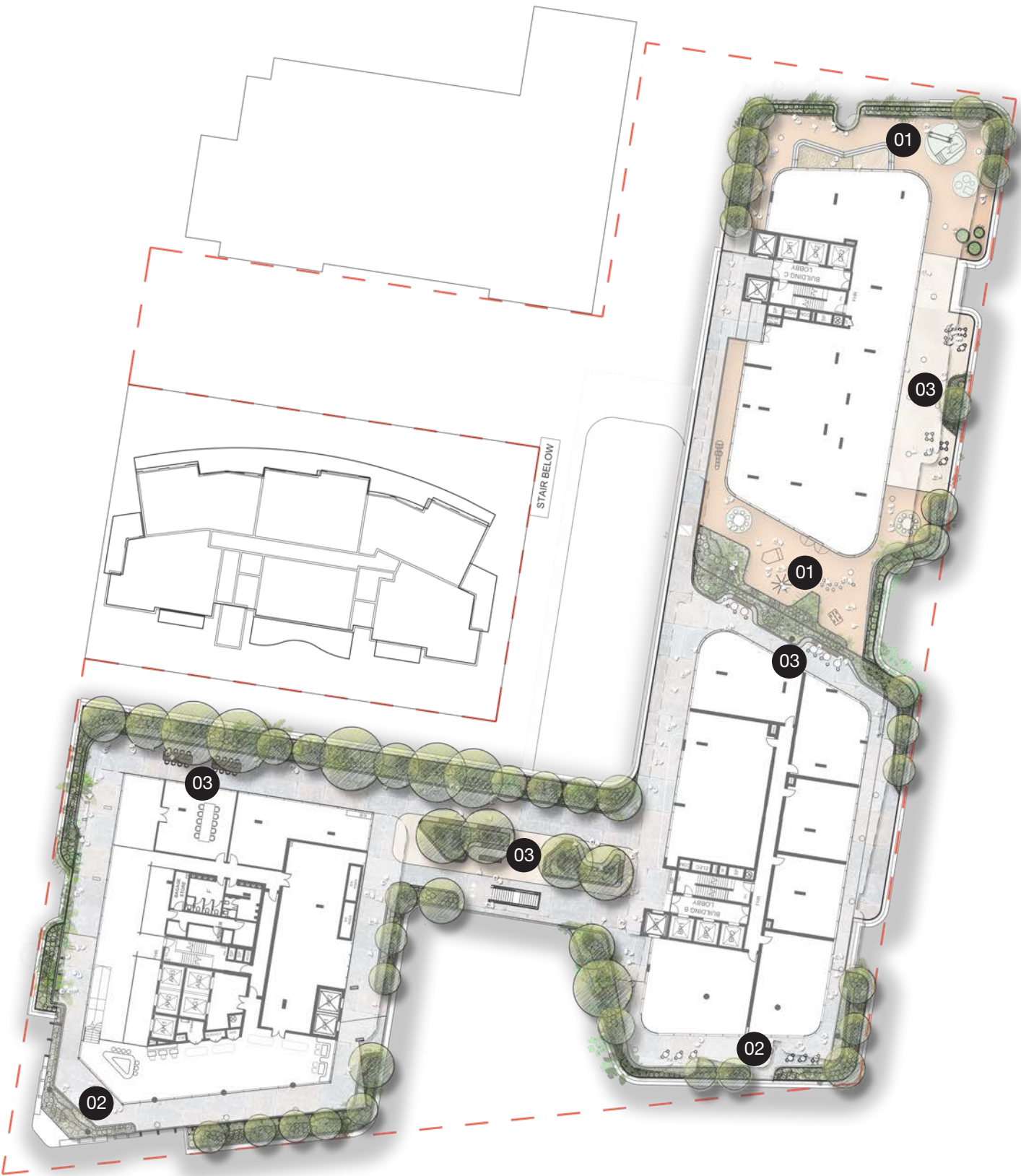
01 Childcare Outdoor Space



02 Outdoor Dining to activate edges



03 Function breakout spaces



Level 4 Podium

Design Elements

01 Seating areas framed by Landscape



02 Dining zones activating edges



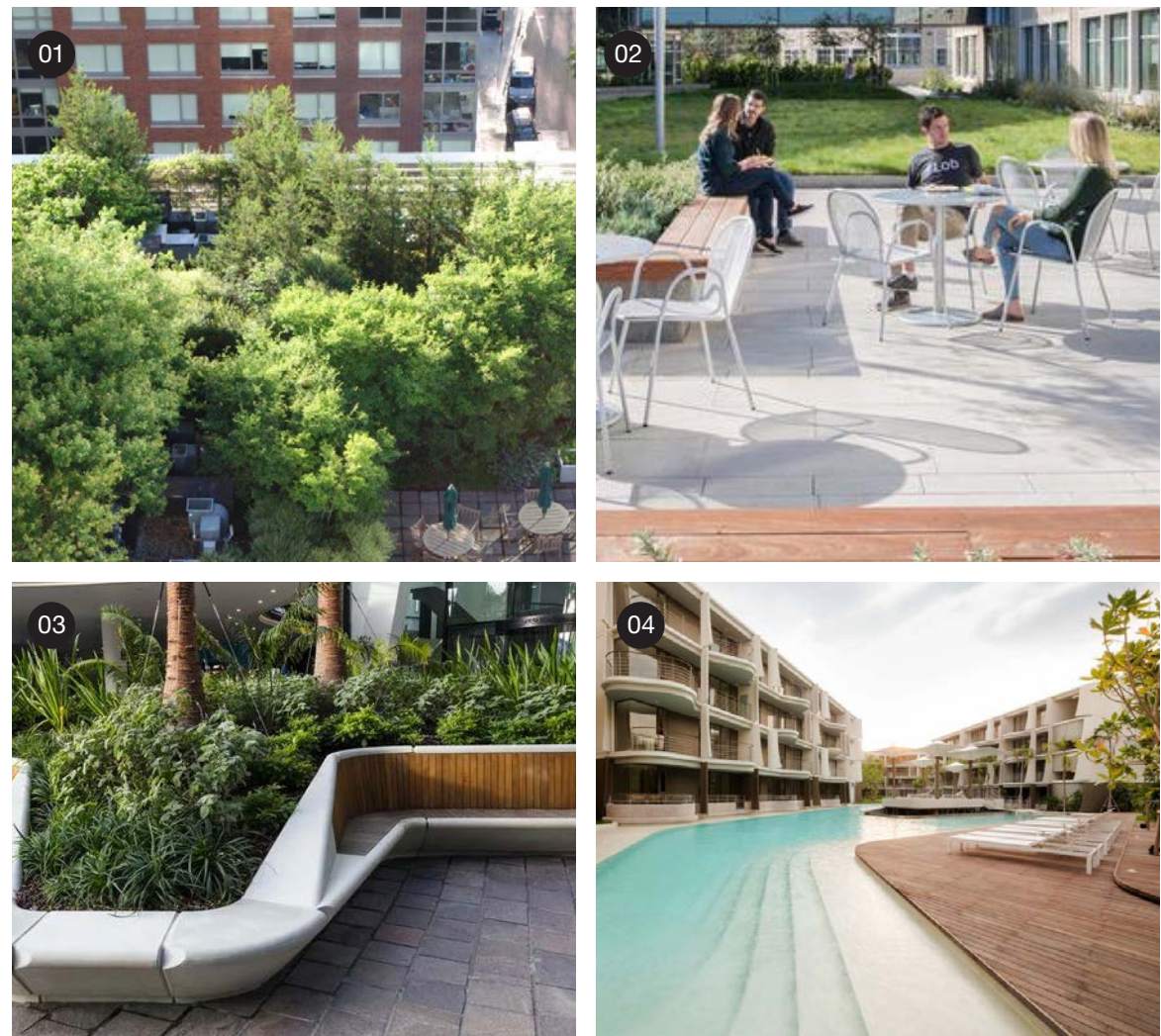
03 Perimeter planting, framing the views and creating an urban forest



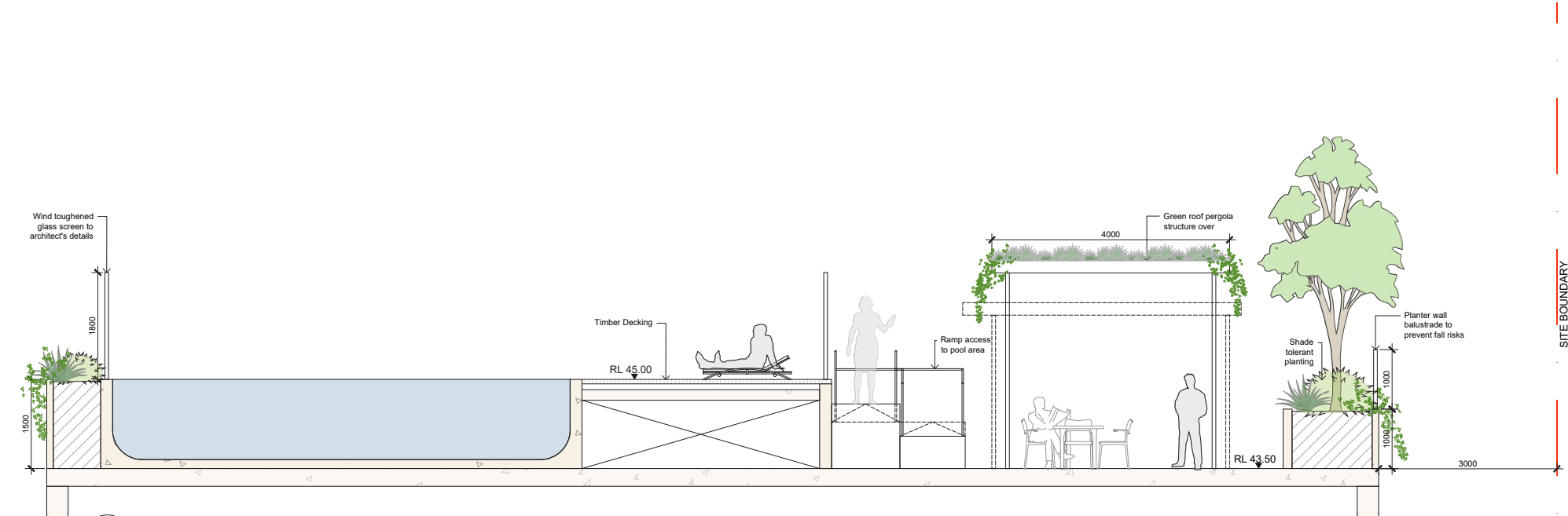
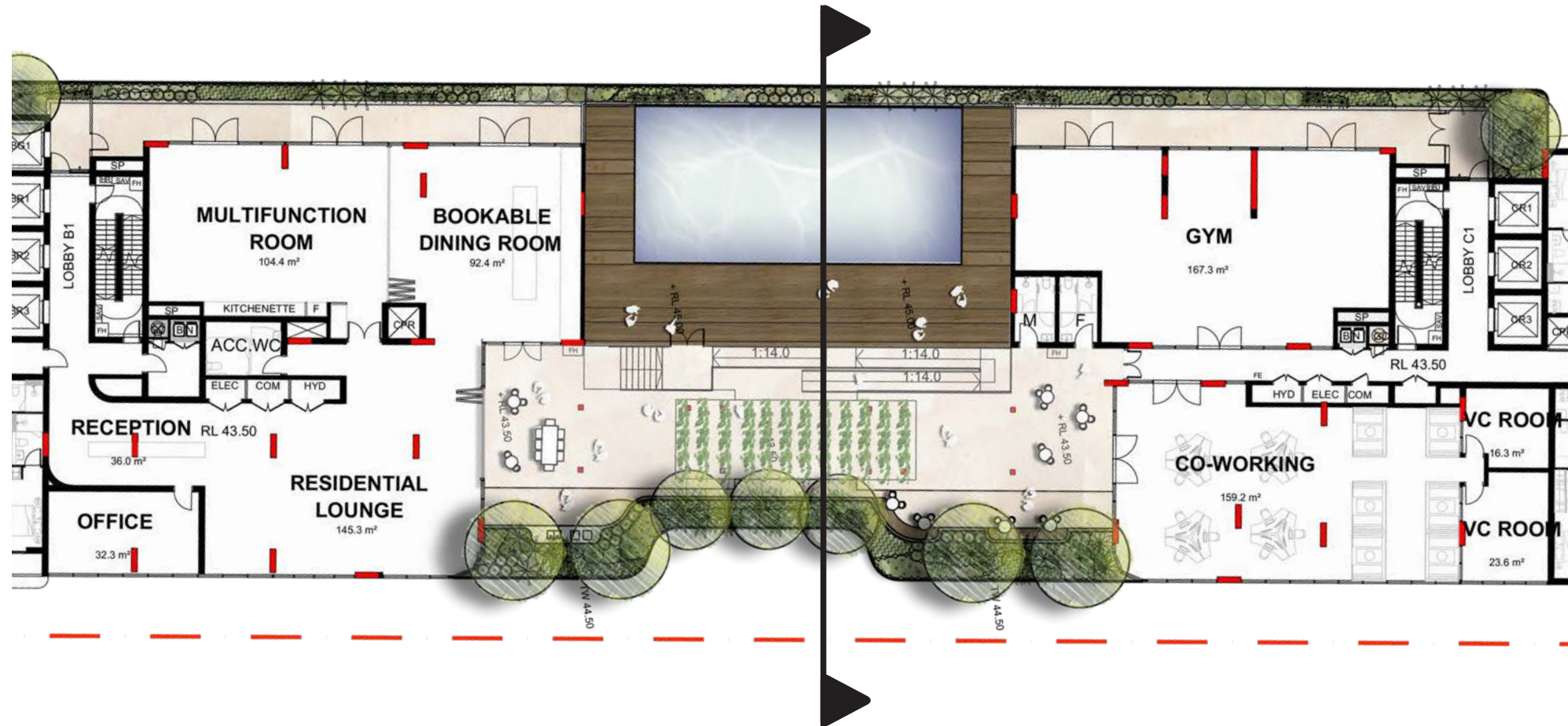
Level 5 Podium Residential & Communal

Design Elements

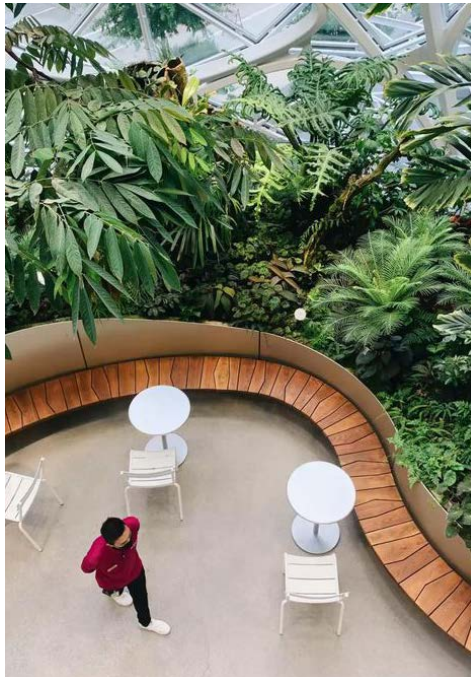
- 01 Dense volume planting to fringes
- 02 Outdoor Dining space
- 03 Integrated planter seating
- 04 Pool Area



Level 5 Podium Key Areas



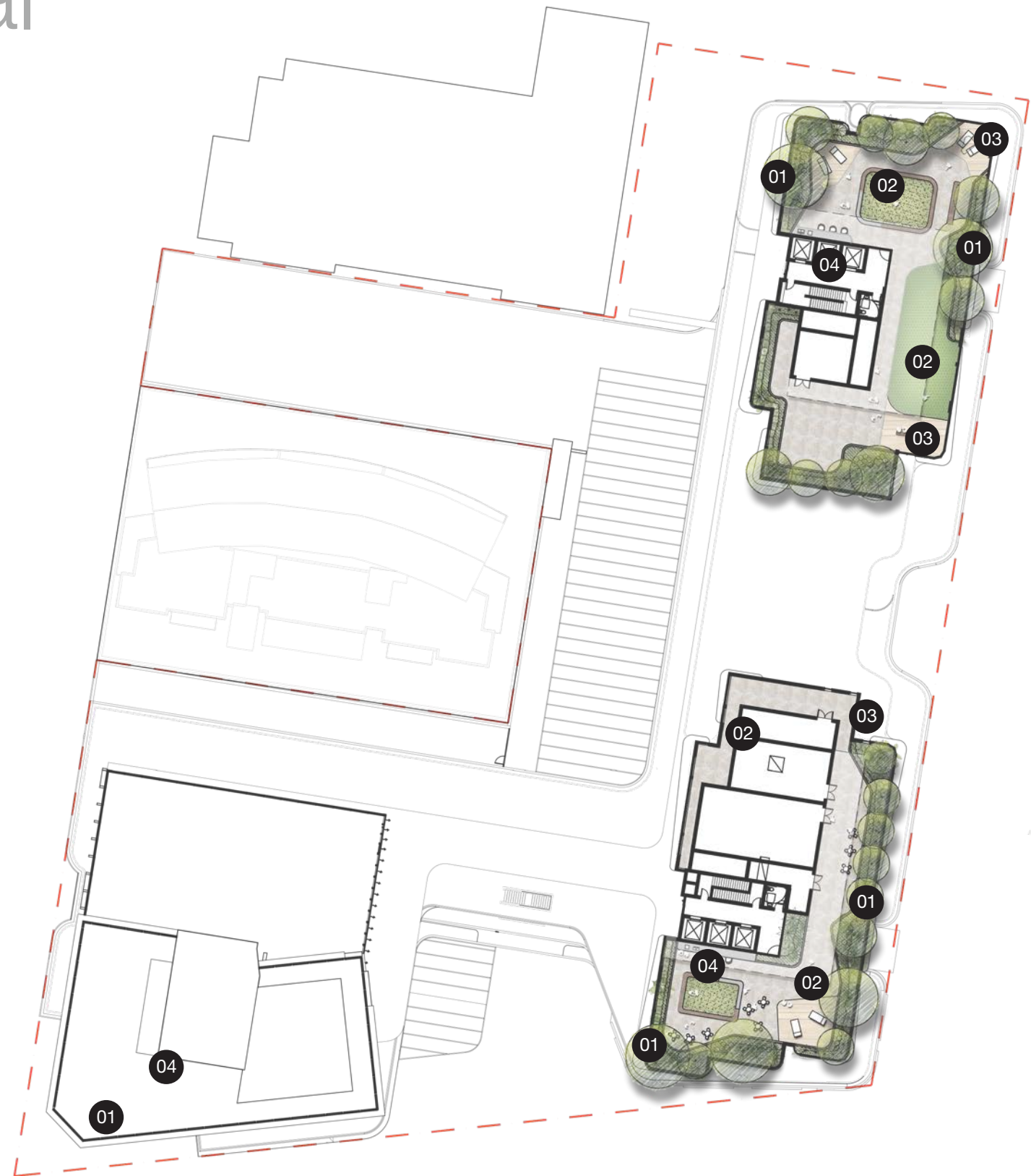
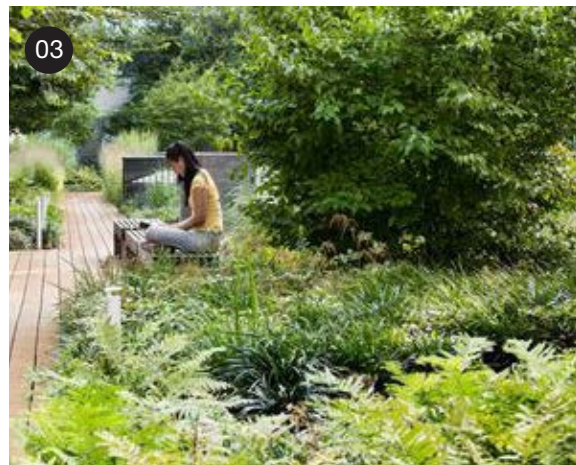
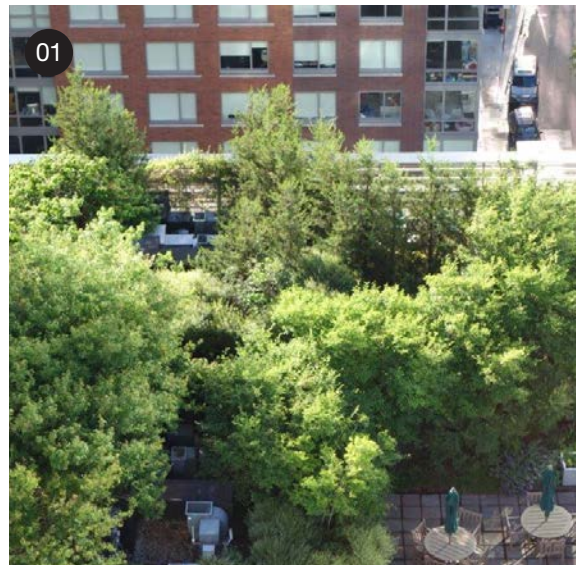
Design Elements



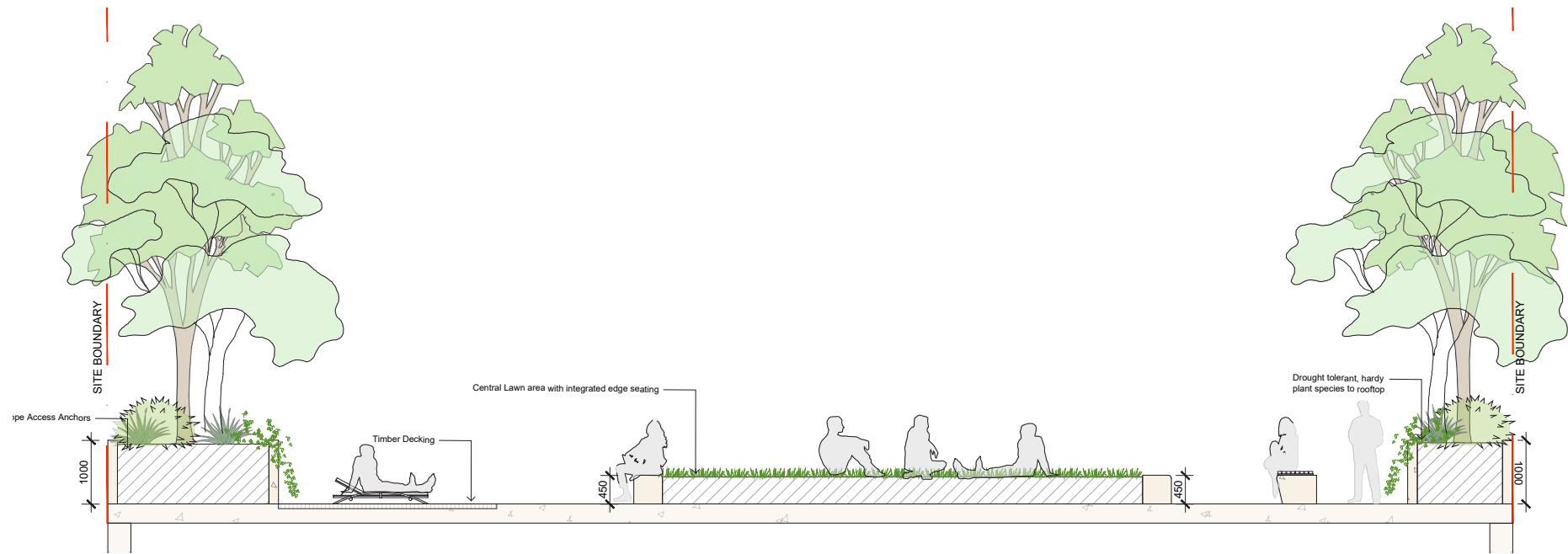
Level 19 Hotel & Rooftop Residential & Communal

Design Elements

- 01 Dense volume planting to fringes framing expansive views
- 02 Flexible use lawn areas
- 03 Passive seating zones
- 04 BBQ and Dining



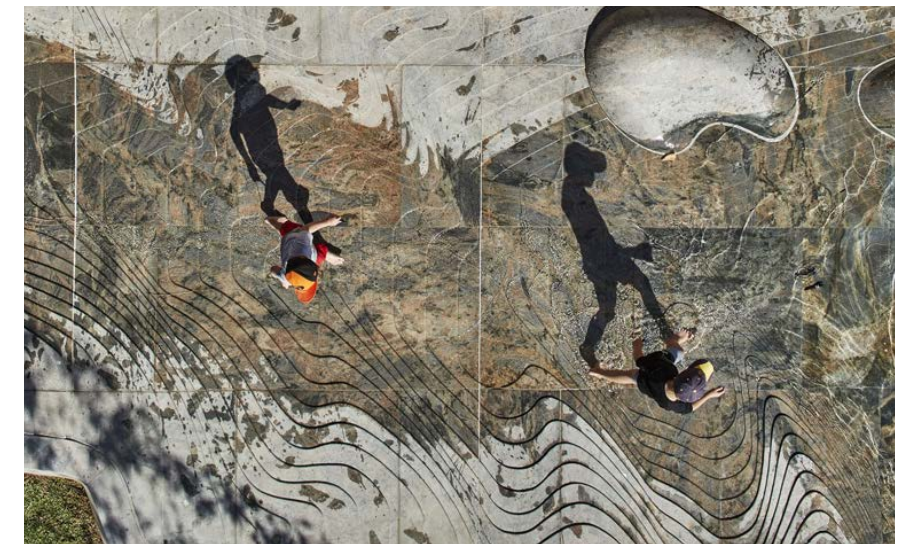
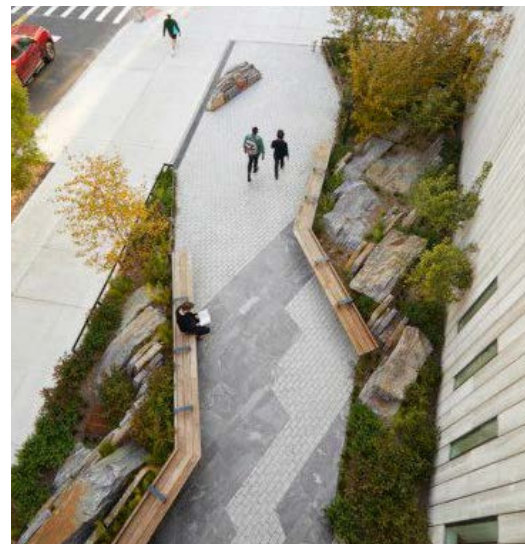
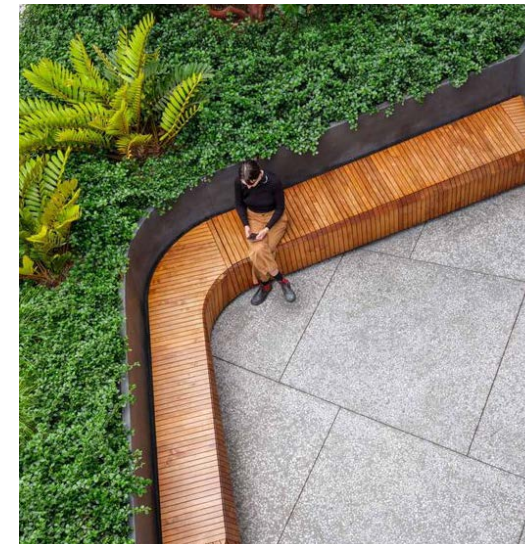
Rooftop Key Areas



Design Elements



Landscape Materiality Palette



Plant Selection

Trees



Magnolia grandiflora 'Little Gem'



Lagerstroemia indica 'Natchez'



Waterhousea floribunda



Elaeocarpus reticulatus



Lophostemon confertus

Podium Planting



Ozothamnus diosmifolius



Gazania tomentosa



Lavandula dentata



Westringia fruticosa 'Zena'



Rosmarinus officinalis 'Irene'



Pennisetum alopecuroides 'Nafray'

Shade Tolerant Planting



Lysimachia nummularia 'Aurea'



Cycas revoluta



Alpinia nutans



Blechnum 'Silver Lady'



Hibbertia scandens



Asplenium australasicum