



COMPASS CENTRE BANKSTOWN

83-99 NORTHERN TERRACE, BANKSTOWN, NSW

URBAN DESIGN REPORT
FINAL

BARINGS HATCH

Acknowledgment of Country

Hatch would like to acknowledge the Traditional Owners of the lands upon which our company operates and pay respect to their Elders past, present and emerging, and their enduring connection to land, waters and culture.

Hatch is committed to ensuring our communities thrive sustainably, now and in the future, and we acknowledge the importance of the rich and diverse traditions and cultures held by Aboriginal and Torres Strait Islander Peoples.

HATCH

Title:	Compass Centre Bankstown - Urban Design Report
Prepared for:	Barings Property Australia
Reference:	BAR BAN
Status:	Final
Date	April 30, 2024 3:43 PM
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TABLE OF CONTENTS

01

Introduction 4

Executive Summary	6
Purpose Of The Report	7

02

Project Context 8

Metropolitan Context	10
Site Location	11
Policy Context	12
Policy Context: Bankstown Masterplan	14
Context: Bankstown Complete Streets	18
Context: Bankstown Complete Streets	18
Context: Paul Keating Park Masterplan	20
Context: Vicinity Planning Proposal	22

03

Place Analysis 24

Starting With Country	26
People Profile	28
Existing Context	30
Existing Local Character	32

04

Urban Design Strategy 34

Urban Design Strategy	36
Urban Design Framework	38
The Appian Way:	42w
The Main Pedestrian Spine	42
North Terrace:	43
A Welcome Arrival To The City	43
Landmark Corners:	44
Activating Key Civic Spaces	44

Connectivity:	45
A Walkable City Centre	45
Form And Scale: Creating An Urban Fabric	46
Urban Activation	47
An Integrated Public Realm	48
An Integrated Public Realm:	
Ground Floor	49
Mixed-Use:	50
Live, Work, Visit, Eat, Shop, Socialise	50
Conclusion	51

01

INTRODUCTION





EXECUTIVE SUMMARY

This report provides an urban design analysis and justification for the proposed mixed-use redevelopment and the associated DA for the Compass Centre Site located at 83-89 Northern Terrace, Bankstown, NSW.

Located in the heart of Bankstown CBD, the Site presents an opportunity to positively contribute to Bankstown's transformation as a major hub of Eastern Harbour City and provide a response to local strategic objectives and community needs.

Hatch is engaged to work collaboratively with the design team led by PTW Architects and Essence PM, to provide urban analysis, design principles and justification for key urban design matters related to the Proposal.

Encompassing a prominent street block in the urban core, the vision the Site is to establish a contemporary urban character of the city that is welcoming for all, seamlessly connected, promotes diverse city life and complements Council's future vision for dense, high quality development and public realm.

The vision for Compass Centre has been developed based on understanding of local context, character, policy and site-specific opportunities to create a great place that prioritises human-scaled experience and provides spatial improvements to the area.

This report concludes that the Proposal offers significant urban design merit by enhancing Bankstown CBD offering in terms of activation, connectivity, walk-ability and a mix of uses in a central location in the City.

Considering the urban design outcomes outlined herein, it is recommended that the Proposal be supported.

KEY HIGHLIGHTS OF THE PROJECT INCLUDE:

- Transformation of an entire street block in the central core of the city centre, opposite the new Metro station with an active, high quality built form and public realm.
- Activation of the city's new main pedestrian spine, The Appian Way, and three prominent street corners.
- New activated through-site links providing finer grain pedestrian accessibility in the city.
- Enhanced greenery of the city centre at both ground and upper levels.
- A diverse mix of new retail, food, commercial and health-related tenancies.
- Supermarket, gym and childcare centre.
- A new function centre and hotel.
- Built-to-rent apartments with a mix of sizes.

PURPOSE OF THE REPORT

Introduction

Compass Centre is a mixed-use development Proposal located at 83-99 Northern Terrace, Bankstown NSW.

The site is 8,175 m² in area and is strategically well-located between the new Metro station and the Bankstown's civic heart comprising Paul Keating Park, Bankstown Library, Bankstown Civic Tower and WSU's new vertical campus.

The site is one of the centre's largest development sites in Bankstown CBD and is located opposite the centre's largest redevelopment site Bankstown Central.

The site and is owned and managed by Barings (previously Altis Property Australia), who engaged Hatch to work collaboratively with the project team led by PTW Architects and Essence Project Management to evolve the concept for the site, provide contextual analysis, principles and justification of key urban design matters, in response to the Canterbury Bankstown Design Review Panel feedback (dated 12th of October 2023).

Purpose

The purpose of the urban design report is to provide:

- Analysis of existing and future urban context: built form, public domain, movement, land use, people, local character
- Strategic positioning of the site and its relationship to the urban context
- Key design principles at an urban scale
- Collaboration and advice to the design team to implement

Structure

This urban design report is composed of four main sections:

- **Context** providing provides background information on planning merit, existing conditions and key factors that inform the design of the Proposal
- **Place Analysis** provides analysis of the urban scale context today and in the future and sets the brief for design development.
- **Urban Design Strategy** describes the concept development from an urban design perspective and provides justification of key urban design matters raised by the Panel, including integration with surrounding urban context.

02

PROJECT CONTEXT





METROPOLITAN CONTEXT

Bankstown is located approximately 20km west from Sydney CBD and 17km south of Parramatta. The regional plan for Greater Sydney, *A Metropolis of Three Cities*, identifies Bankstown as an important strategic centre and a health and education precinct for the evolving Eastern Harbour City.

Bankstown forms part of the Sydneyham to Bankstown Urban Renewal Corridor driven by development of the new section of Sydney Metro, and is identified as a transit oriented development in the regional plan.

Bankstown is part of the Canterbury-Bankstown LGA, which is one of the largest LGA in Australia and is home to 360,000 people and is expected to grow to 500,000 by 2026.

Bankstown is also one of the largest and most socially diverse communities in Sydney and in Australia.

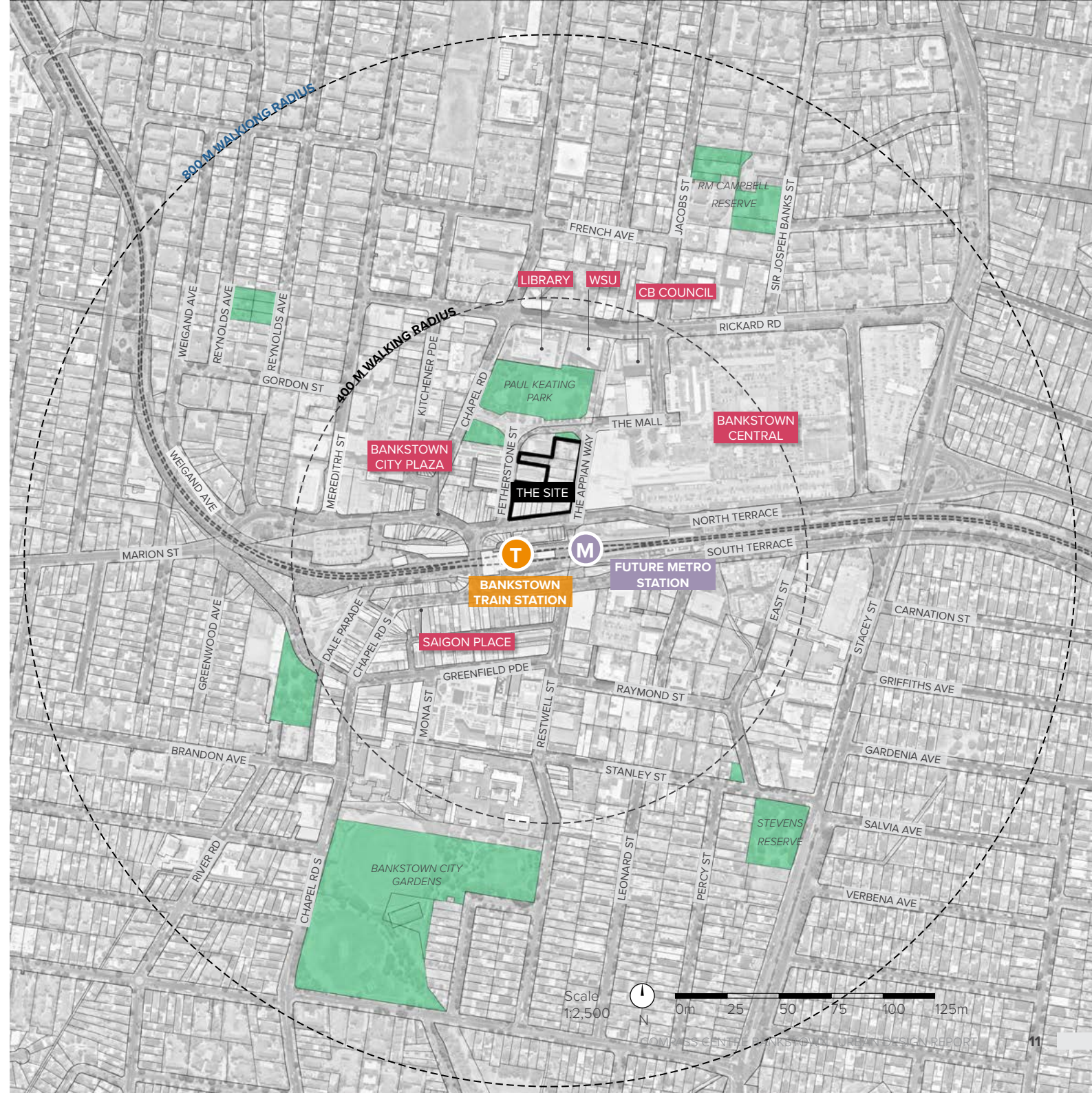


SITE LOCATION

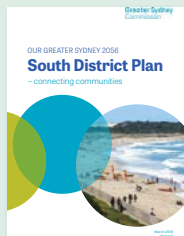
The Site is located in the heart of Bankstown CBD, immediately north of existing train Station and Future Metro Station.

The site is 8,175m² and is bound by adjoining streets: The Appian Way, North Terrace, Fetherstone St and The Mall.

In addition to the proximity to transport infrastructure, the site's is also within a walkable distance from key destinations in Bankstown CBD: Bankstown Library, new WSU campus, Council chambers, Bankstown Central and Paul Keating Park in the area north of the rail corridor and Saigon Place and Chapel Rd eat street and Bankstown City Gardens to the south.



POLICY CONTEXT



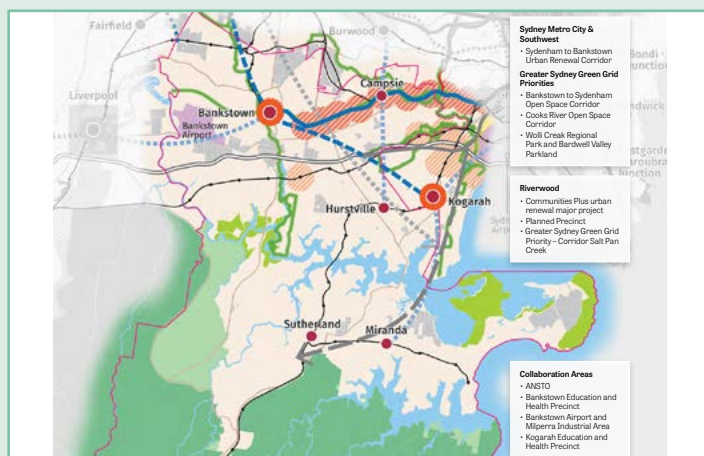
SOUTH DISTRICT PLAN

Overview

The Plan outlines a 20-year plan for the South District and sets out key planning Priorities and Actions for managing its economic, social and environmental growth.

Relevant objectives for the Site:

- S1 Planning for Cities supported by infrastructure. Urban Renewal of Sydenham to Bankstown Corridor facilitated by new Sydney metro line
- S3 Providing services and social infrastructure to meet people's changing needs
- S4 Fostering healthy, creative culturally rich and socially connected communities
- S5 Providing housing supply, choice and affordability with access to jobs services and public transport
- S12 Delivering integrated land use and transport planning and a 30-minute city



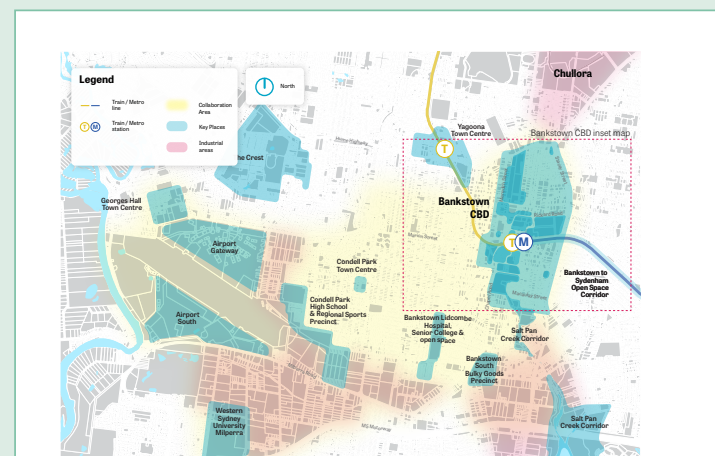
BANKSTOWN COLLABORATION AREA

Overview

This Place Strategy establishes a vision for Bankstown CBD and Bankstown Airport Collaboration Area based on the community's vision expressed in the City of Canterbury Bankstown Council's strategies and policies. It identifies impediments, opportunities, sets priorities for the Collaboration area and identifies actions to deliver the vision.

Relevant priorities and actions for the Site:

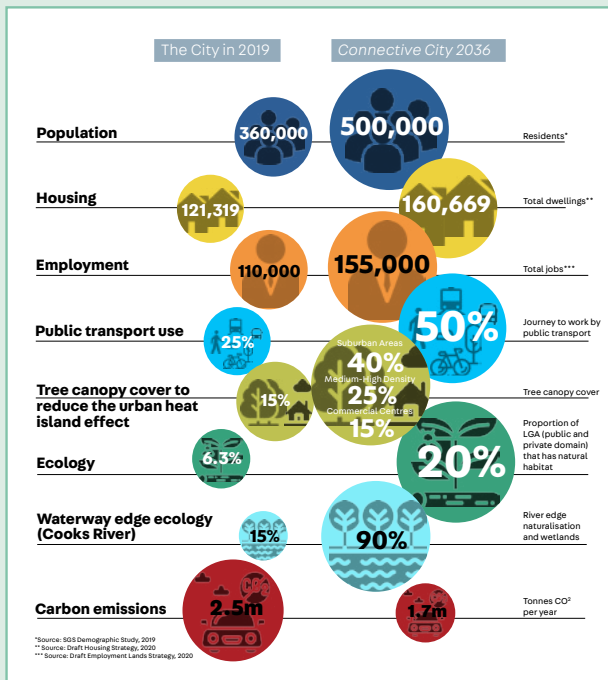
- Priority 2: Improve walking and cycling throughout the Collaboration Area
- Priority 3: Match Bankstown's growth with investment in high urban amenity
- Priority 4: Plan for Bankstown CBD as a vibrant, diverse and thriving centre
- Action 1: Develop a place-based integrated transport strategy that considers the health, academic, research and training precinct, growth at Bankstown CBD and connectivity to, from and within the Collaboration Area





CONNECTIVE CITY 2036

Connective City 2036 features 10 Directions that focus on the City's metropolitan and local interactions, and 10 Evolutions to build on the City's assets, character and opportunities.



PRIORITIES FOR BANKSTOWN CBD

Growth: Expected doubling of jobs, an increase in students and visitors and increase in high density housing in Bankstown City Centre.

Expected growth requires an integrated approach to transport to support the centre's growth and productivity.

Sydney Metro Southwest is the first stage in achieving this. At a micro-level, the Complete Streets Program will guide Bankstown's transformation to a pedestrian-focused, safe and vibrant place.

The following projects will complement this work (applicable to Bankstown CBD):

- Extending mass transit/train beyond Bankstown to connect to Liverpool via the Bankstown Aviation and Technology Precinct;
- Delivering a central pedestrian spine along The Appian Way that connects the City's core major anchors and provides pedestrian connections over the rail line
- Creating a vibrant civic spine as the focal point for institutional development along Chapel Road with pedestrian connections over the rail line
- Focusing parking along the ring road network to reduce the need for vehicular traffic in the core of the City Centre;
- Creating a finer grain road and pedestrian network by redeveloping major sites including Bankstown shopping centre and former Bankstown RSL site
- Improving cycling infrastructure to and through the centre in the public and private domains.

KEY OPPORTUNITIES

- The Appian Way will be transformed into a pedestrianised street, lined with shops and restaurants.
- An integrated station development at Bankstown could transform the city centre. Council will continue to advocate for the undergrounding of Bankstown Station
- Bankstown Complete Streets will transform the centre's public spaces.
- Bankstown can include taller, high density commercial and residential towers, with commercial uses along most streets, subject to working with Bankstown Airport and within aviation safety parameters for height in the Bankstown City Centre.

POLICY CONTEXT: **BANKSTOWN MASTERPLAN**



BANKSTOWN MASTERPLAN

Bankstown Masterplan responds to drivers for change in Bankstown and sets out:

- A vision for Bankstown
- 6 intensification principles
- 11 spatial moves providing guidance on how the City will be structured
- Masterplan Framework with directions and objectives for implementation into LEP and DCP.

“ Bankstown City Centre is the beating heart of Canterbury Bankstown and a destination for Greater Sydney. Walkable streets are framed by beautiful parks and great architecture. The city embraces environmentally sustainable living.

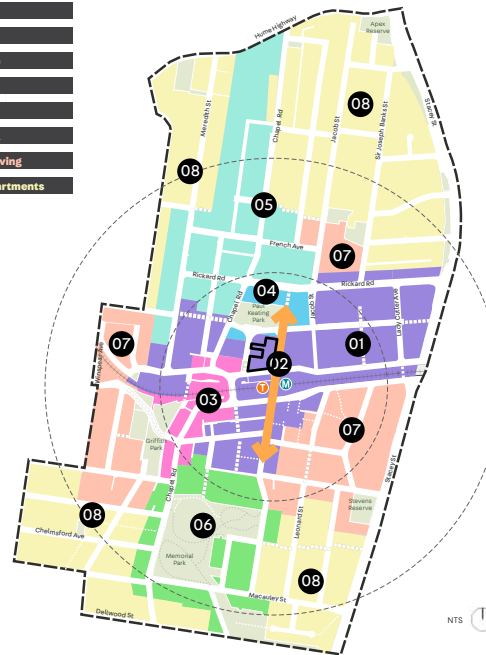
Anchored by a prominent university, health institutions and a world-class metro, Bankstown is a leading centre for innovative jobs, housing choice and green transport.

People are drawn to the City for its delicious food and vibrant art, culture, entertainment and nightlife.

CONTROLS FOR THE SITE

Proposed Character Areas

- 01 City Centre
- 02 The Avenue
- 03 Food & Culture
- 04 Civic
- 05 Eds & Meds
- 06 Memorial Park
- 07 High Density Living
- 08 Terraces & Apartments

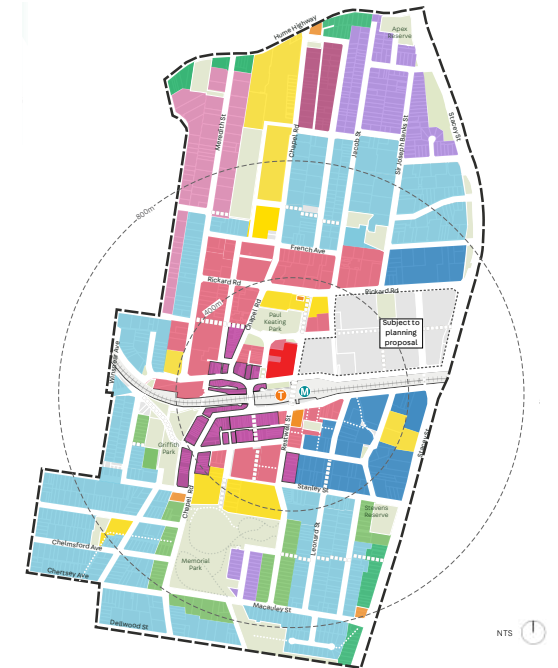


CHARACTER AREA

The site is part of City Centre Character Area.

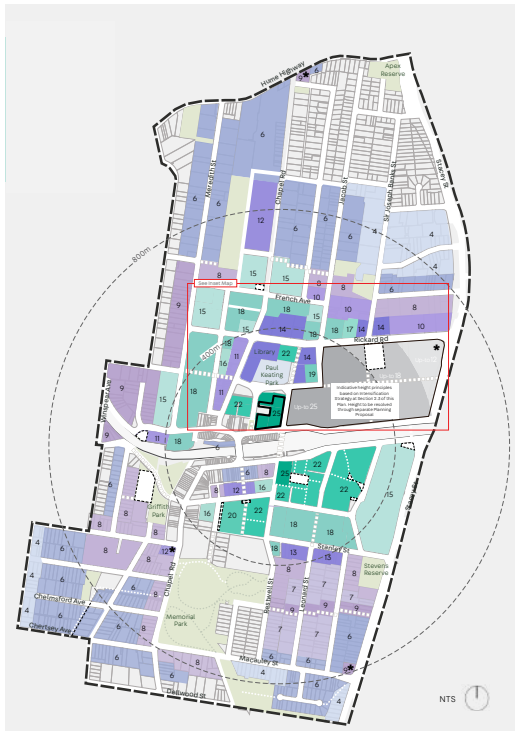
The vision for City centre is:

High density, 24-hour city centre, preeminent retail and entertainment destination, active streets and new public parks.

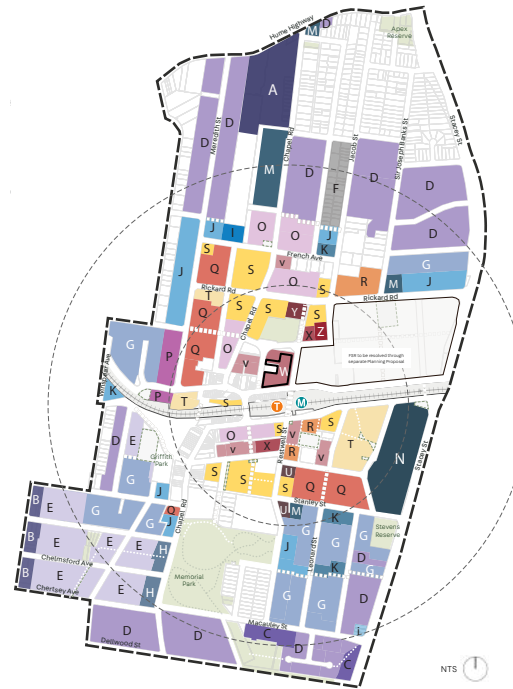


BUILT FORM TYPOLOGY: STREET WALL + TOWER

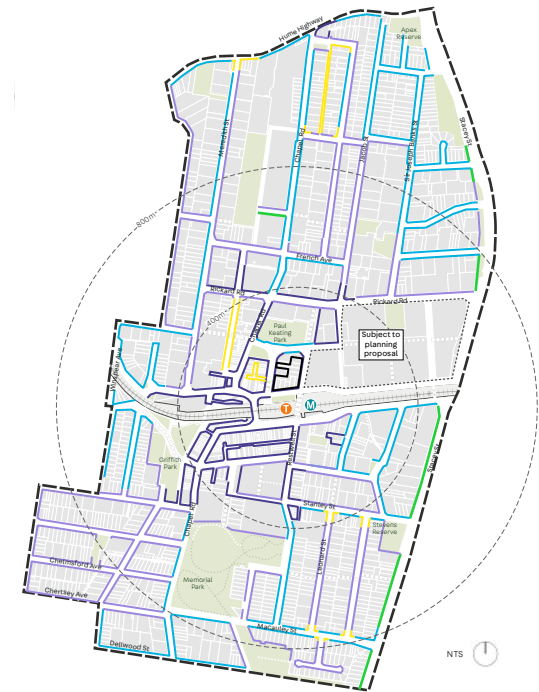
Podium Towers are proposed in high intensification areas, within the core of the City Centre on key sites surrounding the train station. Careful consideration to pedestrian amenity and human scale of the streets is required.



PROPOSED BUILDING HEIGHT:
25 STOREYS / MAX. 108 RL



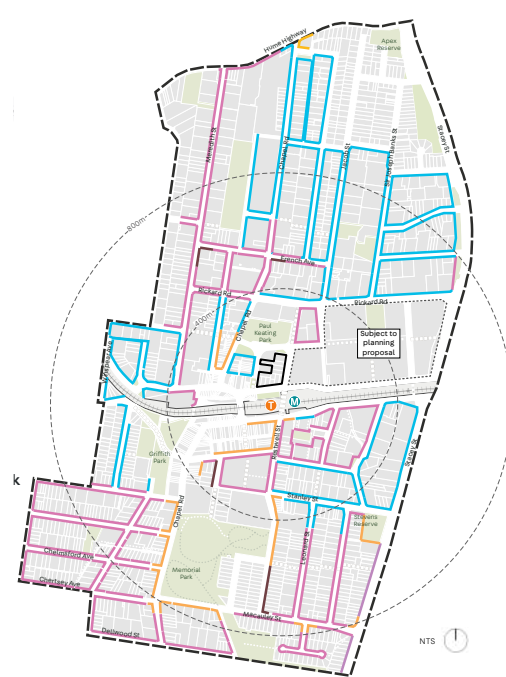
PROPOSED FLOOR SPACE RATIO:
FSR 5.8:1



PROPOSED STREET SETBACKS

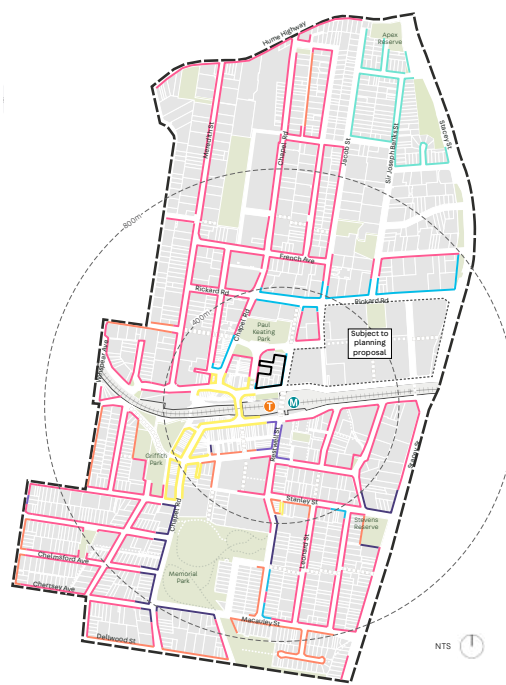
The proposed setbacks are 5m on the edge of the Mall, and 0m along the edges of Fetherstone St, the Appian Way, and North Terrace.

CONTROLS FOR THE SITE



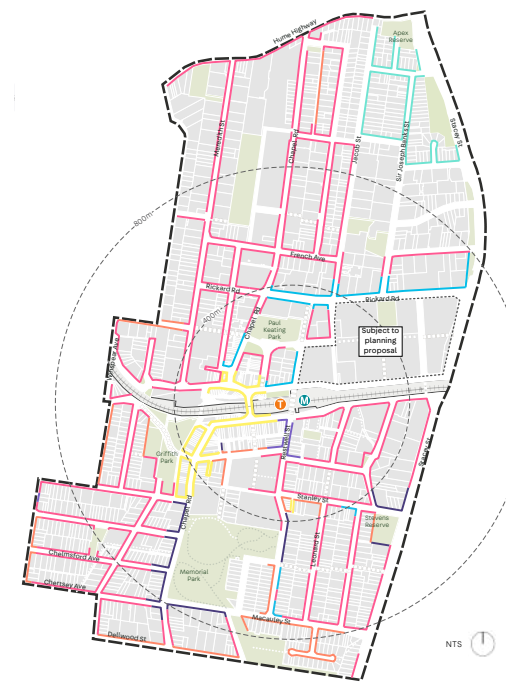
PROPOSED UPPER STOREY SETBACK

There is no proposed upper storey setback for the site.



PROPOSED STREET WALL HEIGHT

6 storeys Appian Way and North Terrace
4 storeys along the Mall and Fetherstone St



PROPOSED ACTIVE FACADES

The site has proposed active frontage on all the four sides to encourage visibility and engagement between the public and private realm.

BANKSTOWN MASTERPLAN: FRAMEWORK MAP

-  Bankstown Train Station (Current)
-  Bankstown Metro Station (2024)
-  Key Bus Route
-  Railway Corridor
-  Existing Public Open Space
-  Analysis Catchment Area
-  Pedestrian Links - Proposed/Enhanced Desire Lines (Long-term) - Proposed
-  Key Arcades - Proposed/Enhanced
-  Stacey Street Upgrade by TfNSW
-  Laneway / Shared Street- Proposed
-  Cycle Link - Proposed
-  Key Pedestrian Safety Enhancement - Proposed
-  Pedestrian Crossing under investigation by TfNSW
-  Pedestrian Bridge being investigated by TfNSW
-  Sydney Metro Walking and Cycling Corridor
-  Ring Road - Proposed
-  Proposed community access to private open space (subject to negotiation with Sydney Catholic Schools)
-  Public Open Space - Proposed
-  Private Open Space Reserve - Proposed
-  Enhancement of existing open spaces - Proposed
-  Potential Blue Grid Link (to be further investigated)
-  Commuter parking on state-owned land
-  Public Land Master Plan Underway
-  Paul Keating Park Master Plan (Adopted)
-  Marion Street Carpark Feasibility (On-going)
-  Griffith Park Master Plan (On-going)
-  Area of Intensification (Height and/or FSR change)
-  Low Density Residential Special Area - No Change to Intensity
-  Food & Culture Special Area - No Change to Intensity
-  Bankstown Central Site - Subject to a separate planning proposal

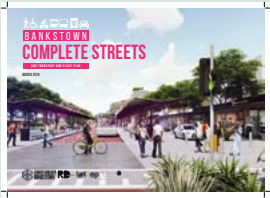
*lanes and streets shown on Bankstown Central site are desired connections.



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NTS 

CONTEXT: **BANKSTOWN COMPLETE STREETS**

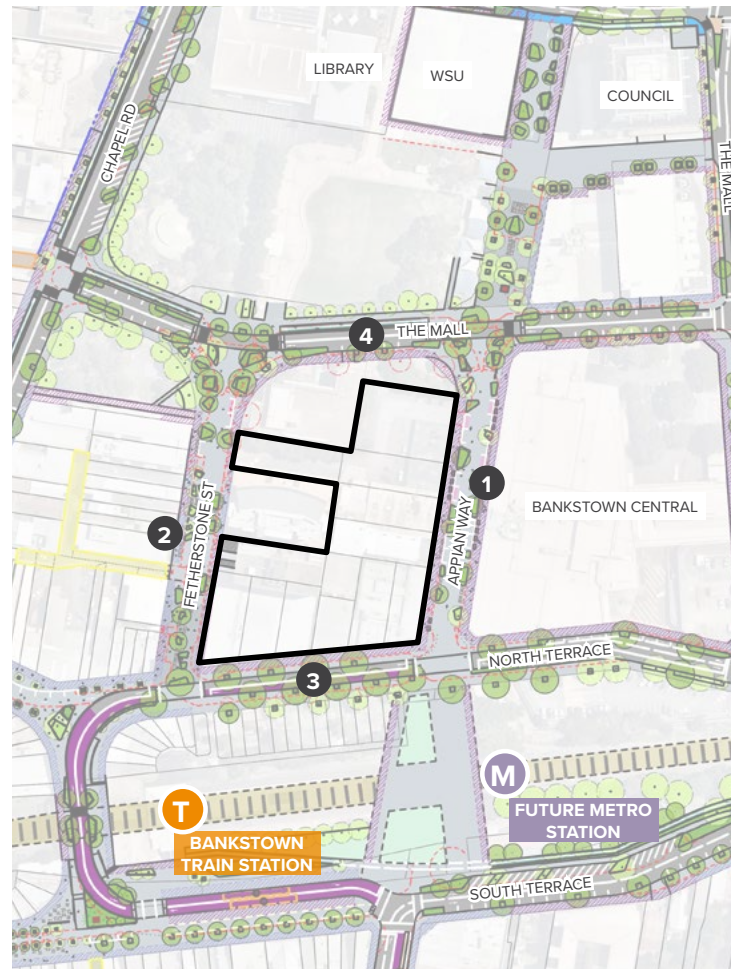


BANKSTOWN COMPLETE STREETS

Over the coming 20 years, Bankstown CBD is planned to double the amount of jobs, students and residents, which will put more demand on our streets and transport network.

Bankstown Complete Streets is a strategy that combines smart transport planning with good design and delivers a masterplan for transformation of Bankstown CBD public domain into a safe, attractive and pedestrian-oriented destination.

TRANSFORMATION OF ADJOINING STREETS



1. APIAN WAY

Key change - conversion from busy one-way traffic street to 2-way shared zone



Proposed section



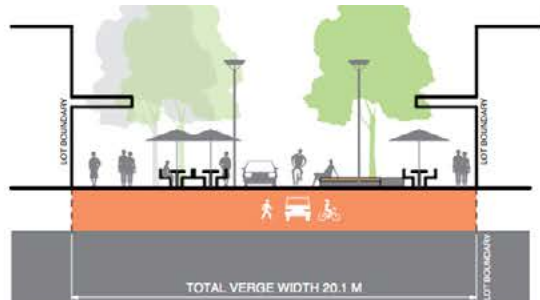
Street Character:

A key 'activity spine' that links the civic precinct and the new proposed University to the rail and bus interchange and south to schools and parks.

A shared zone environment prioritises pedestrian movement and encourages street life and retail activity.

2. FETHERSTONE ST

Key change: Conversion from busy one-way traffic street to 2-way shared zone + pedestrian-only plaza at southern end



Proposed section

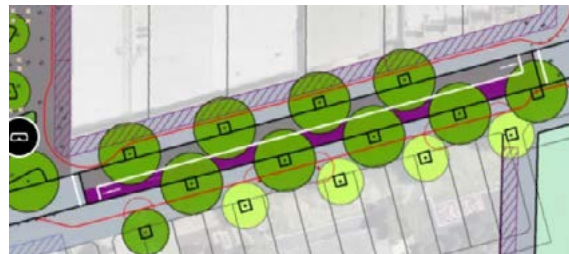


Street Character:

Part of the street becomes an urban plaza and the remainder becomes a pedestrian-focused shared zone creating a new vibrant destination in the CBD linking the rail station to the civic precinct.

3. NORTHERN TERRACE (EAST)

Key Change: Become bus only west-bound and mixed traffic east-bound. No parking, significantly increased pedestrian and landscape space



Proposed section

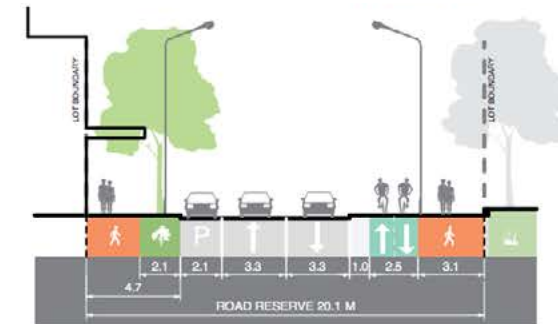


Street Character:

A tree-lined pedestrian friendly mixed-use street with active frontage to redeveloped shopping centre.

4. THE MALL

Key change: Introduction of bike lane on north side



Proposed section



Street Character:

A slow speed green street providing a key east-west pedestrian/cycle route to/from the civic precinct and accommodating key pedestrian crossings with raised threshold crossings.

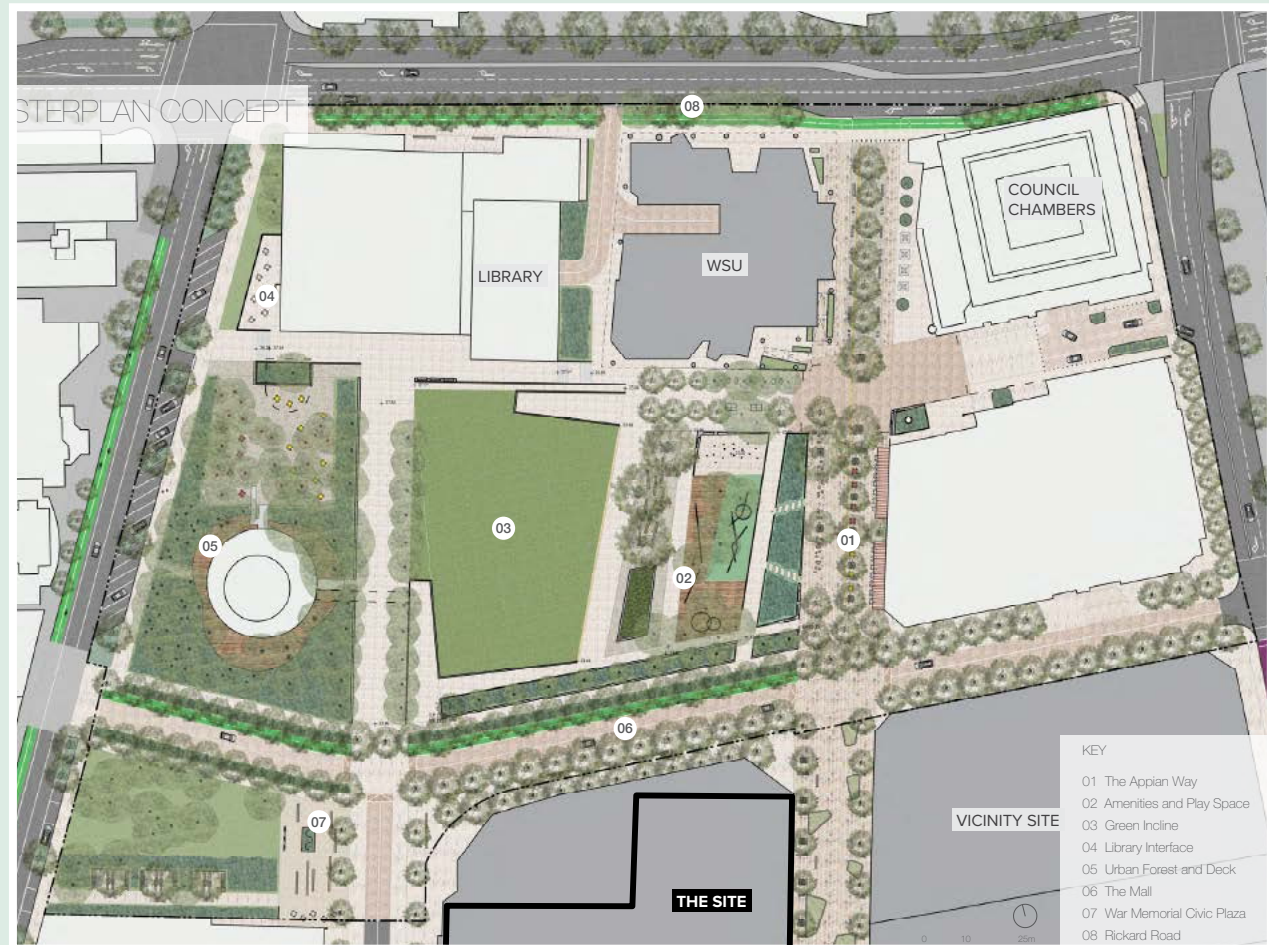
CONTEXT: **PAUL KEATING PARK MASTERPLAN**

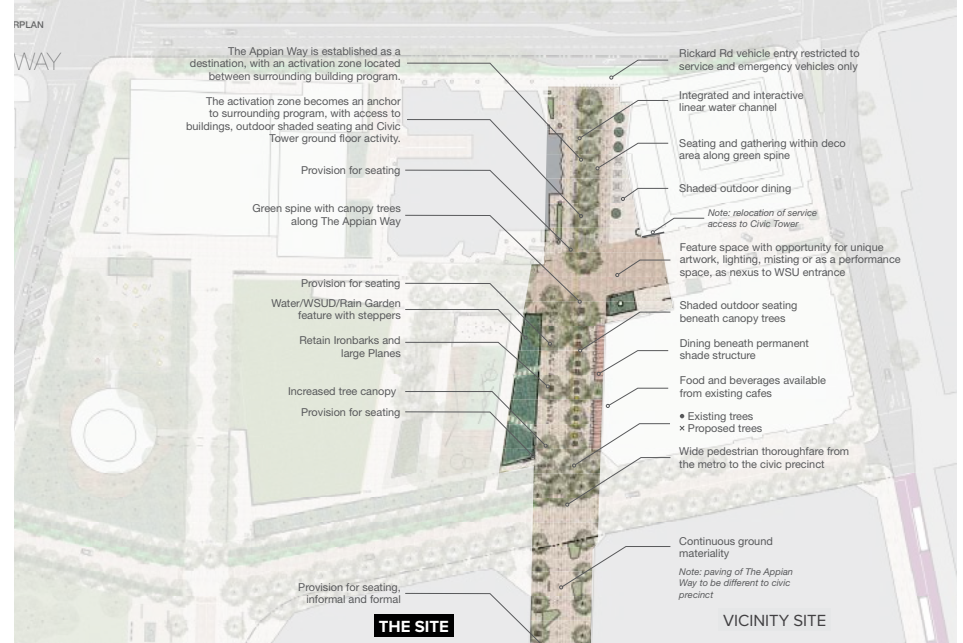
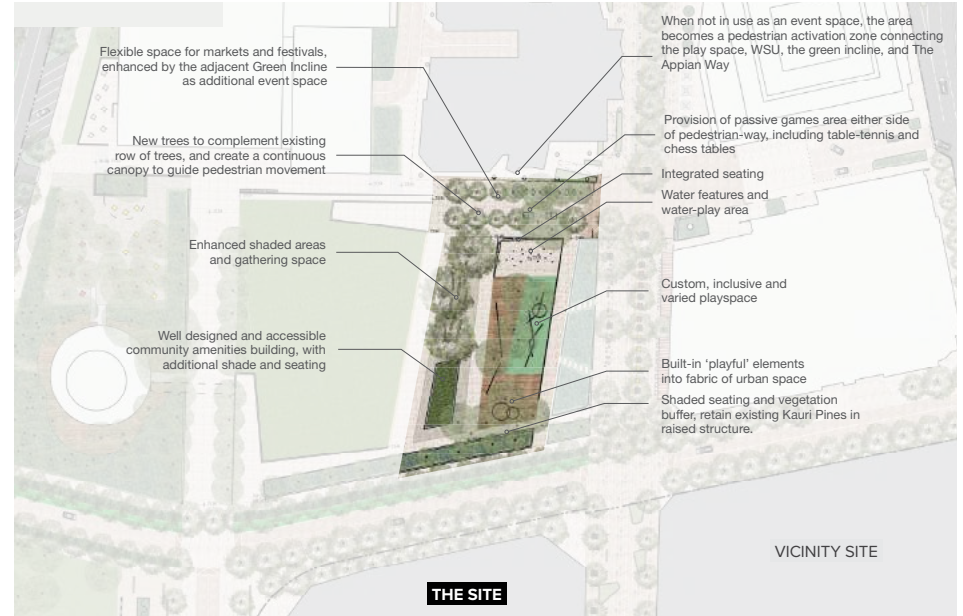


PAUL KEATING PARK MASTERPLAN

Paul Keating park is a primary public space within Bankstown CBD and is a favourite space for many locals. The masterplan reviews and better understands community requirements and aspirations for Paul Keating Park and provides a Concept Masterplan that responds to the projected growth and changing needs of local community.

The Site has a direct interface with Paul Keating park, therefore the Proposal will have to consider the masterplan and its elements in terms of connectivity, built form interface, ground floor treatment and architectural expression.





CONTEXT: VICINITY PLANNING PROPOSAL



VICINITY PLANNING PROPOSAL

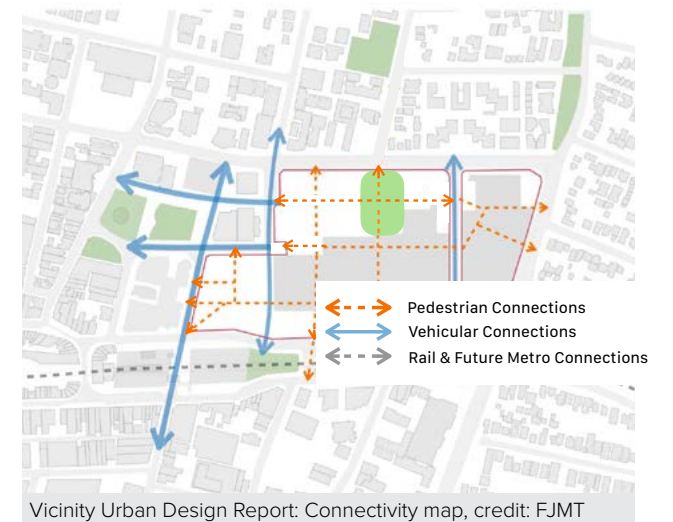
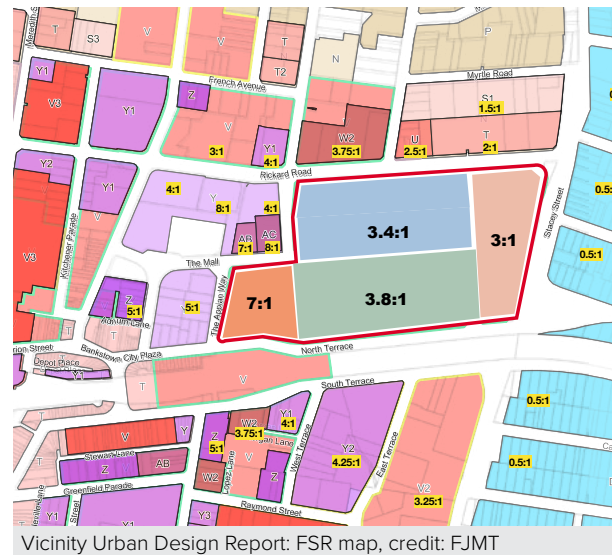
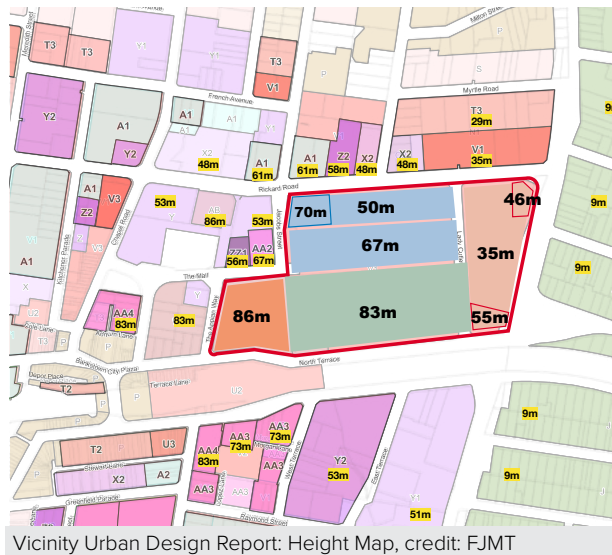
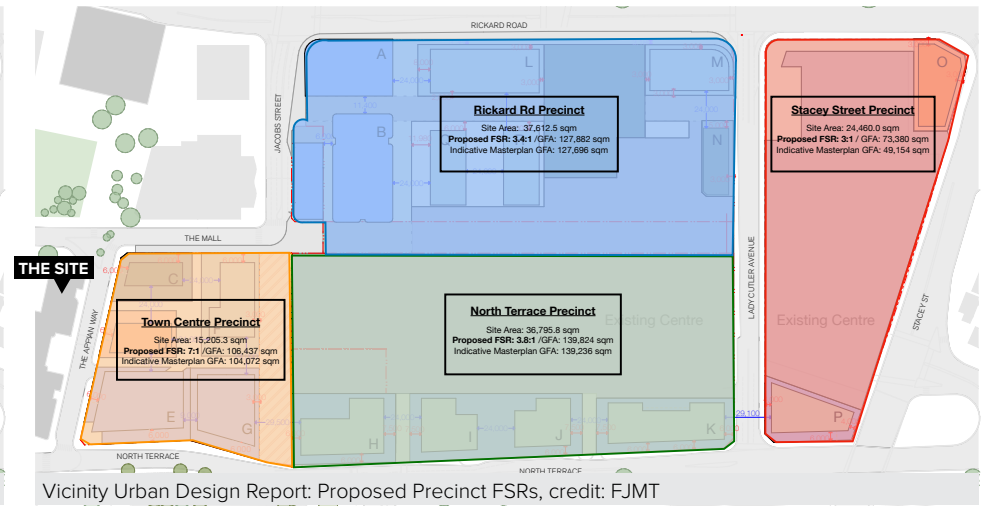
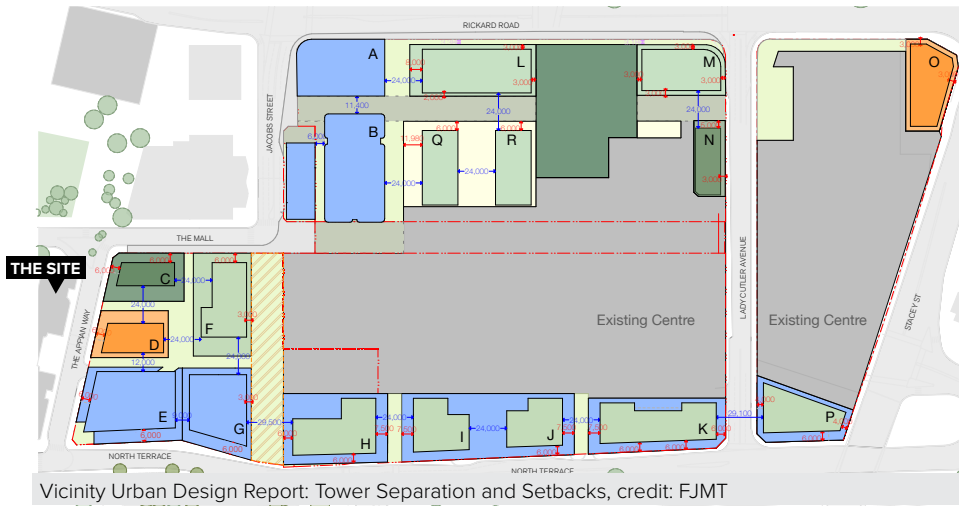
Vicinity Redevelopment is one of the key transformational projects for Bankstown CBD. Covering a large site, the development is staged and divided into distinct precincts.

One of the precincts (Town Centre Precinct) will have a direct relationship with the Appian Way and with the subject site.

The precinct shows a network of pedestrian connections and public spaces at ground level connecting to Appian Way and the Metro Plaza to the south.

The Proposal will have to give consideration to the relationship with these proposed spaces and will have to consider alignment with the envisaged built form scale of the Vicinity redevelopment to ensure that desired urban City centre character is achieved.





03

PLACE ANALYSIS





Quang Minh ASIAN GROCERY

Thực Phẩm Á Châu, Rau cải, Trái cây tươi Tel: 9790 1853

Perfume River Jewellery Phone: 9796 7776

HƯƠNG GIANG KIM HOÀN 香江金舖
312 South Chippendale Rd. Phone 9796 7776
Perfume River Jewellery

ĐỨC TÂY 西藥房

STARTING WITH COUNTRY

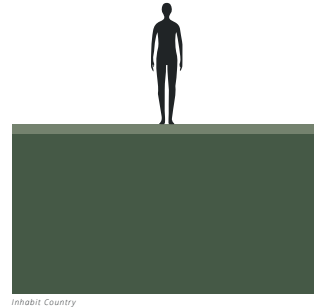
” For thousands of years, the area of Bankstown was Wangal land, which is thought to have originally extended from Darling Harbour and almost to Parramatta in the west. The Wangal were a clan of the Darug tribe or language group, whose country is considered to extend from the Hawkesbury River to Appin, and from the east coast of Sydney across the Cumberland Plain into the Blue Mountains. The Wangal people had centres in Salt Pan Creek and the current suburb of Bankstown.”

Extract Historic Overview,
Bankstown Masterplan

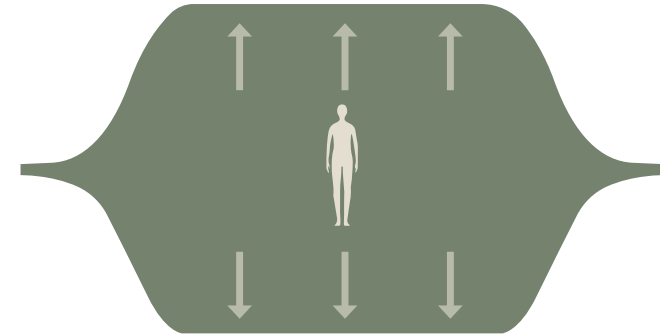
”

The Site's central location within Bankstown CBD presents a unique opportunity to integrate and celebrate the First Nations Culture and Country. The opposite diagrams represent initial narratives, ideas and opportunities for integration of Country and First Nations Culture into the Proposal. Designing With Country and engagement with Aboriginal community will continue to be part of the design process for the Site.

The opposite diagrams were prepared by Yerrabingin. For more detail please refer to the more detailed document prepared by Yerrabingin.



Inhabited Country



Inhabited By Country: Connecting With Country (Yerrabingin)



Belonging to Place

Bankstown's roots extend deep into the traditional lands of the Darug and Eora peoples. For thousands of years, these custodians nurtured a profound connection to the land, shaping the region's cultural identity. 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.



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. Utilising the multiple levels of the precinct the landscape design mirrors the natural gradients, creating a visual symphony of textures and colours that evolves with the seasons.



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.

Urban neighbourhoods now grow out from the waterways with new communities forging stories along the reaches.

Initial High Level Narratives: Connecting With Country (Yerrabingin)

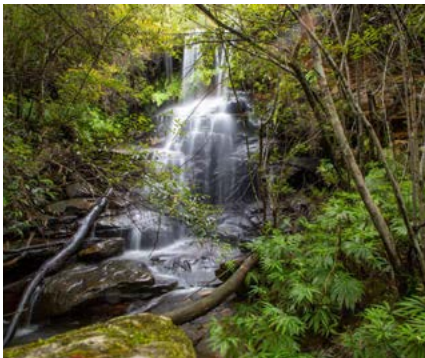
High Level Site Opportunities

Exploring The Design

The design opportunities referenced below are to start to help thinking what spatial elements we have at our disposal to incorporate Country focussed narratives.

Compass Way Cascades

- Opportunity to utilise green walls and multiple levels to cascade the different stories of waterways, motifs and landscape experiences. The experience can focus on the feeling of a forest gully between two rock faces.
- Provide a continuous ribbon of greenery - deep soil and dense planting for small pollinators and birds



Patternation

- The facade or paving treatments can emulate alluvial patterns showcasing the river flats of the Georges River
- Material selections can be earthy and reflect the geology and material used of the area



Dining District:

- With the Majority of casual dining to be focussed around central district there is an opportunity to utilise planting and integrated seating areas to communicate cultural uses and stories
- Gathering spaces imbued with stories and rich textures where people can be passively or actively engage in elements of Country.



Walkways and Lighting Design

- Back-lighting patterned elements, feature trees and key textures can subtly highlight features with key artworks and installations acting as key points of way-finding.



PEOPLE PROFILE

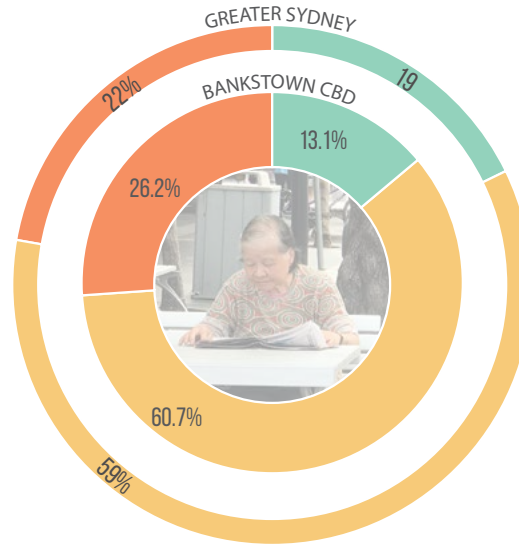
Canterbury Bankstown LGA is home to 360,000 people and is one of the most culturally diverse suburbs in Australia with over 50% of the population born overseas.

The key people profile statistics are presented on the opposite graphics:

”

The people of Bankstown are genuine, diverse and passionate. The area is vibrant and full of potential.

- Community member,
Bankstown Complete Streets
Online Survey, Mar 2018



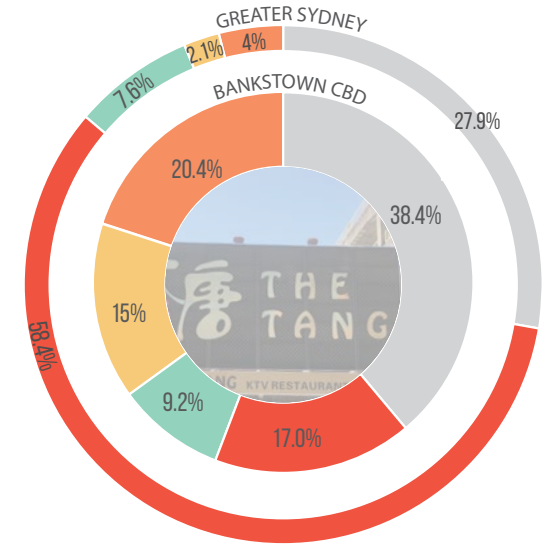
Population Age Adult

60.7% VS 59%

Bankstown

Greater Sydney

- Children (0-17 Years)
- Adult (18-59 Years)
- Retirement Age (60+ Years)



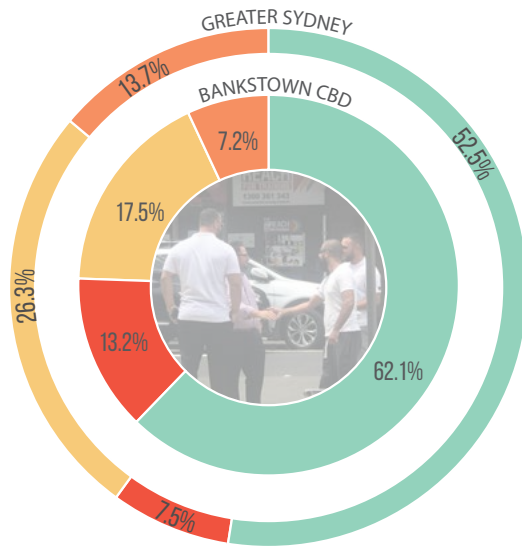
Language at Home Non-English

73.9% VS 35.8%

Bankstown

Greater Sydney

- Arabic
- Vietnamese
- Chinese (Mandarin and Cantonese)
- English only
- Other Languages

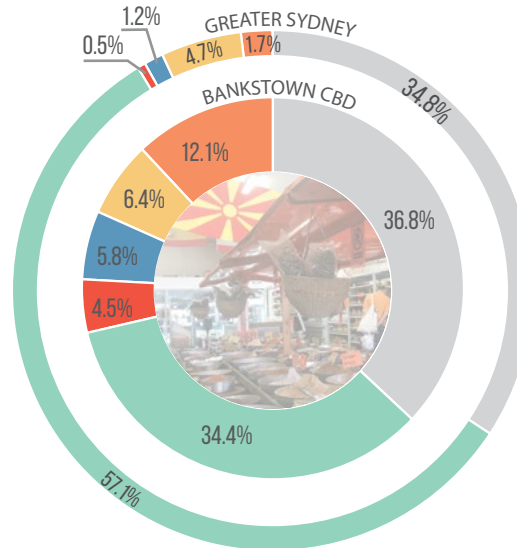


Occupation

Professionals

17.5% VS **26.3%**
Bankstown Greater Sydney

- Manager
- Professionals
- Labourers
- Other Occupations

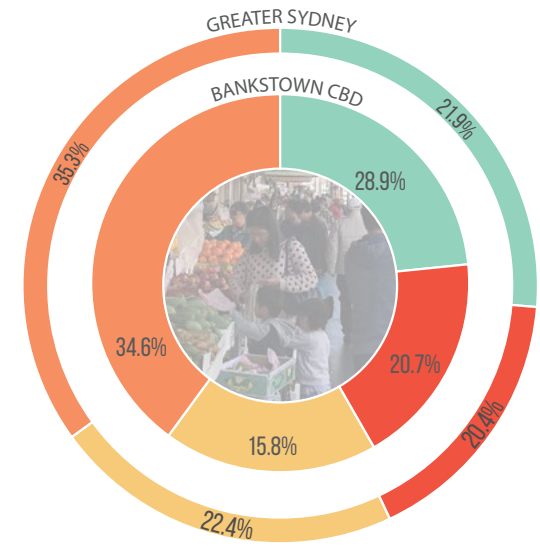


Birth Place

Total Overseas

55.8% VS **36.7%**
Bankstown Greater Sydney

- Vietnam
- China
- Lebanon
- Pakistan
- Australia
- Other Countries



Households

Single

20.7% VS **20.4%**
Bankstown Greater Sydney

- Couple with children
- Couple without children
- Single
- Other Households

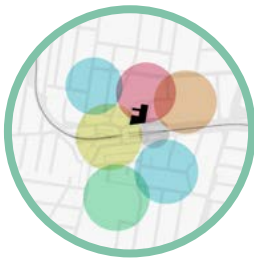
EXISTING CONTEXT

The below table highlights key elements of the existing urban context for the Site.



CENTRAL LOCATION

The site is located centrally and represents an important component of the successful transformation of the city centre with key frontages and corners that will help define the character of the urban core and the city’s image.



DIVERSE CHARACTER & QUALITY

Bankstown is a changing city centre with a variety of fine-grain traditional shop-fronts, modern architectural forms, large civic realms and enclosed malls.



CULTURALLY DIVERSE

Located on Darug Country, today the city is characterised with a higher proportion of Vietnamese and Lebanese ethnicities, culture, food and language.



TRANSITION & CONNECTION

The location represents a transition between the traditional finer grain south and west of station, to the larger format retail and institutions north and east of station. The site has an important role in connecting these diverse parts of the city.



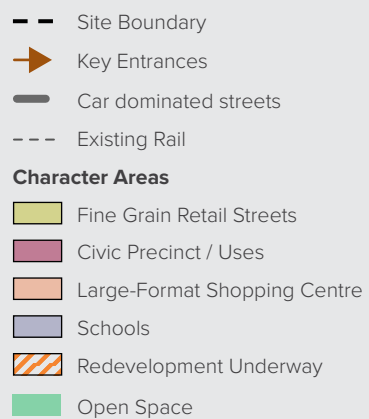
BORROWED AMENITY

The site benefits from surrounding open spaces - the city-scale Paul Keating Park, as well as smaller pocket parks on 3 sides of the site.



VEHICLE DOMINATED

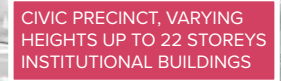
Despite its central location the existing streets are heavily car-dominated with high volumes of traffic, which is intended to change significantly with Council’s Complete Streets transport master plan.



Scale
NTS



N



BANKSTOWN CENTRAL
1-2 STOREYS
LARGE FORMAT SHOPPING CENTRE

FINE GRAIN RETAIL STREET
2-3 STOREY BUILDINGS
NARROW LOT FRONTAGES

**BANKSTOWN
TRAIN STATION**

EXISTING LOCAL CHARACTER

Bankstown already has great quality urban spaces:

Fine-Grain Streets



Parks and Open Spaces



Parks and Open Spaces

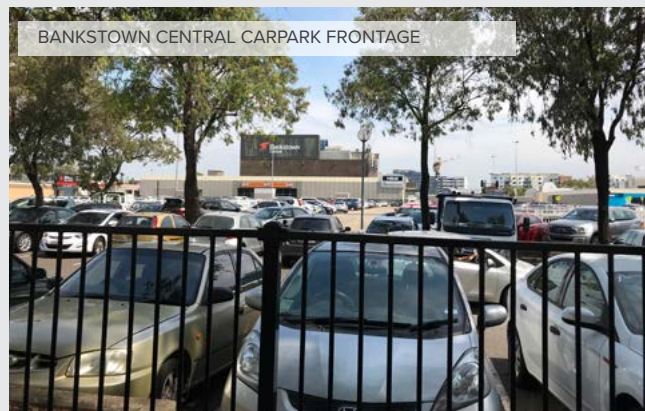


But also places that can be improved...

Blank Walls



Car-dominated spaces



Variable Quality



04

URBAN DESIGN STRATEGY





URBAN DESIGN STRATEGY

The urban design strategy integrates the analysis of policy and existing urban context for the site with future context, key transformational project for Bankstown CBD to set up an urban design brief and design strategy for the site.

FUTURE CONTEXT AND CHARACTER



Metro Plaza

The proposed Metro Station will create a new urban plaza and enable The Appian Way to become the most direct, convenient pedestrian spine through the city.



The Appian Way and Fetherstone St

The Appian Way will be transformed as shared zone and key pedestrian spine. Fetherstone Street will become a shared zone with a new pedestrian plaza at it's southern end.



Paul Keating Park

Reinforced as the city's main park with a major upgrade with new raised green space, play space, amenities and increased tree canopy, the park will continue to attract high pedestrian activity particularly during events.



The Civic Precinct

The civic heart of Bankstown will attract large groups of students, workers and residents, with intensive pedestrian activity expected on The Appian Way connecting with public transport.



Vicinity Bankstown Central

Encompassing a major quarter of the city centre adjacent to the site, the proposed redevelopment set out in the Planning Proposal will have a transformational impact with more density, destination land uses, a new network of laneways and public spaces and will contributing to the activation of The Appian Way.

Future Character

Council has a clear vision for the future of Bankstown's city image with built form, parks and streets that are modern, green, high quality and pedestrian-focussed.

KEY FUTURE PROJECTS:



Bankstown Masterplan - Urban Renewal



Paul Keating Park Masterplan



Vicinity - Stage 1



Bankstown Complete Streets

URBAN DESIGN STRATEGY

Encompassing a prominent street block in the urban core, the project will establish a contemporary urban character of the city that is welcoming for all, seamlessly connected, promotes diverse city life and complements Council's future vision for dense, high quality development and public realm.

KEY PRINCIPLES:

Active Frontages

Creating welcoming, walkable, vibrant city streets

Landmark Corners

Activating key civic space (Paul Keating Park, Metro Plaza and Fetherstone Plaza)

Connectivity

Through-site pedestrian connections to create a walkable city centre.

Form and Scale

Breaking down a singular project into an urban fabric with different architectural expressions

Urban Activation

A variety of sizes and land use to activate the city day, night, weekday, weekend by the full spectrum of the community

Integrated Public Realm

Contribute to the urbanity and greenery of the city

Mixed-Use

A diverse range of uses to help energise the city centre and meet community needs

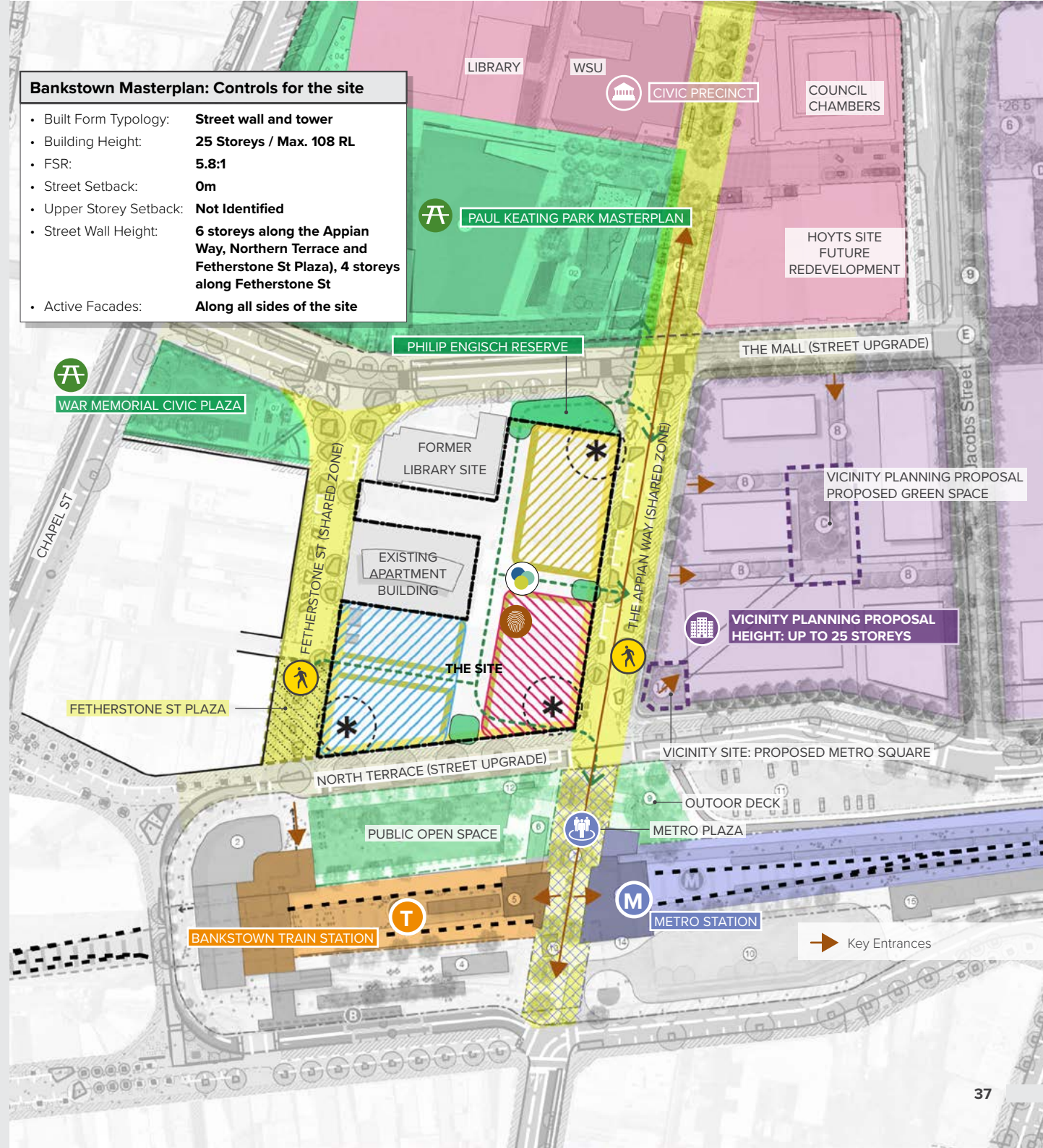
Designing With Country

Incorporate narratives and spatial elements that consider and incorporate Country. These may include:

- Landscape cascades and green walls utilised in the podium design
- Patterning of facade and paving elements
- Planting and integrated seating areas to communicate cultural uses and stories
- Wayfinding elements, signage and lighting

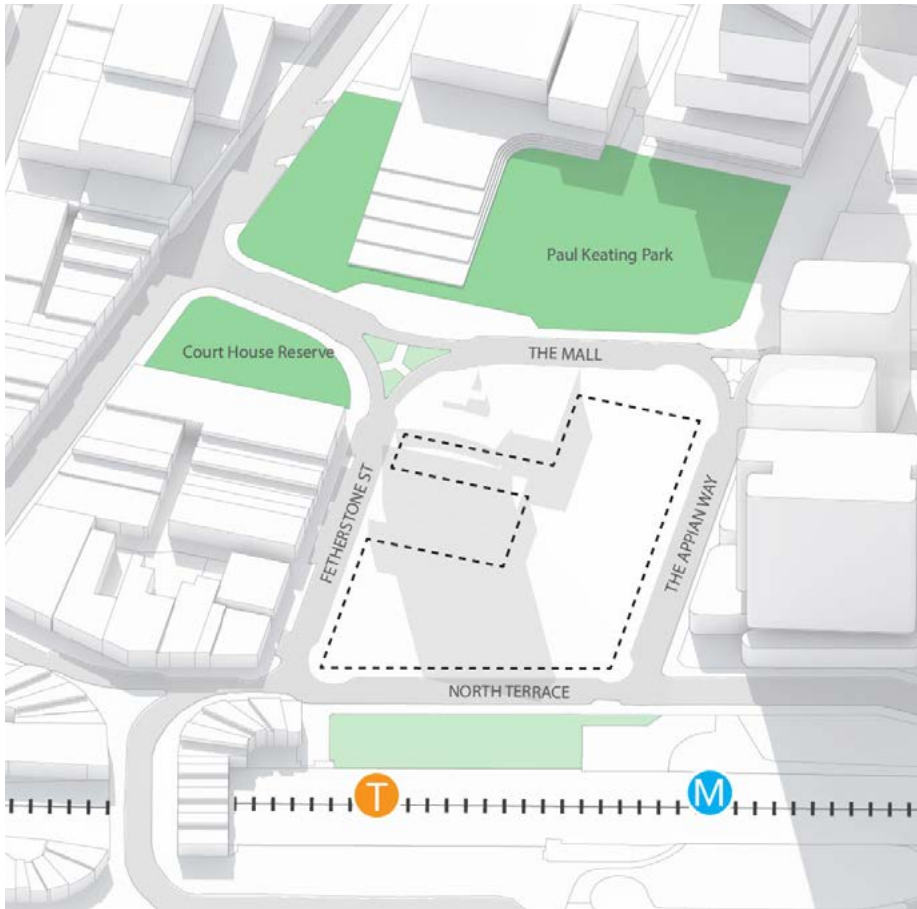
Bankstown Masterplan: Controls for the site

- Built Form Typology: **Street wall and tower**
- Building Height: **25 Storeys / Max. 108 RL**
- FSR: **5.8:1**
- Street Setback: **0m**
- Upper Storey Setback: **Not Identified**
- Street Wall Height: **6 storeys along the Appian Way, Northern Terrace and Fetherstone St Plaza), 4 storeys along Fetherstone St**
- Active Facades: **Along all sides of the site**

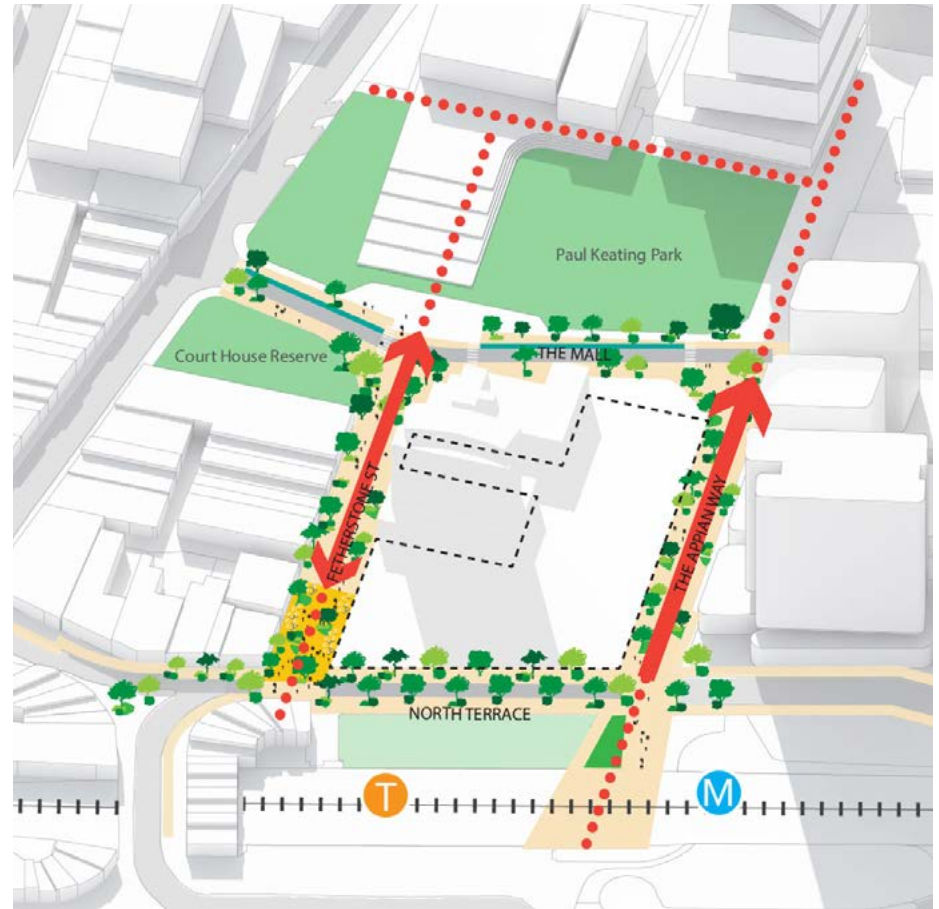


URBAN DESIGN FRAMEWORK

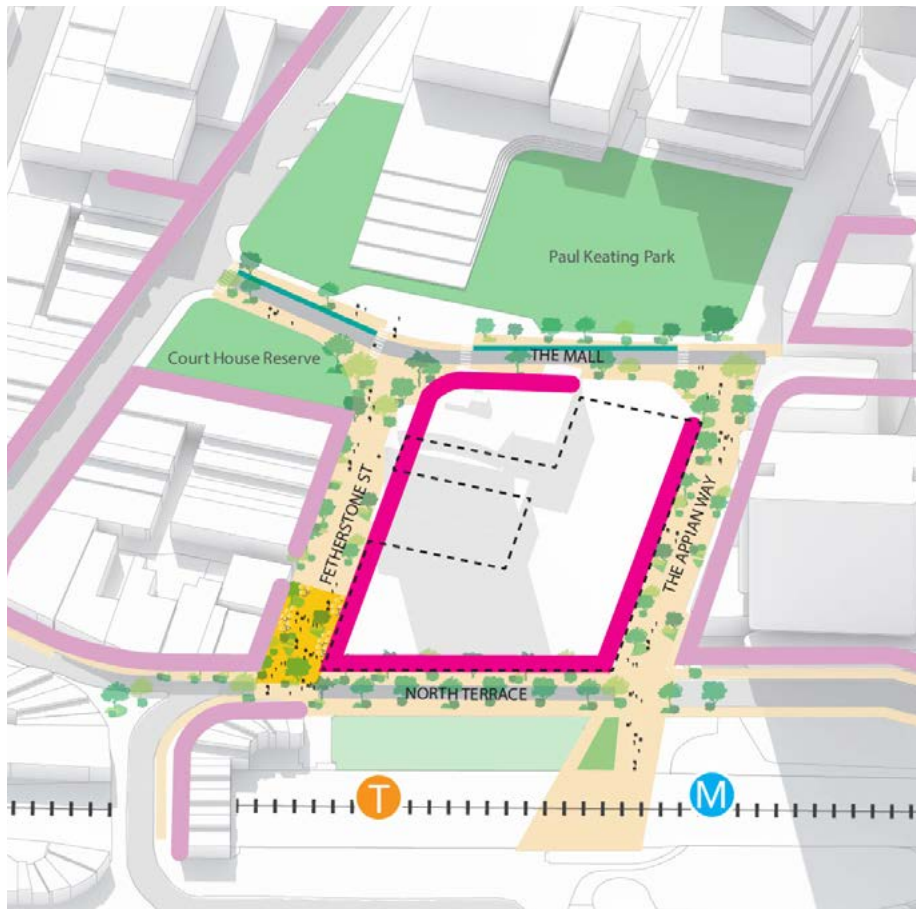
01 The Site today



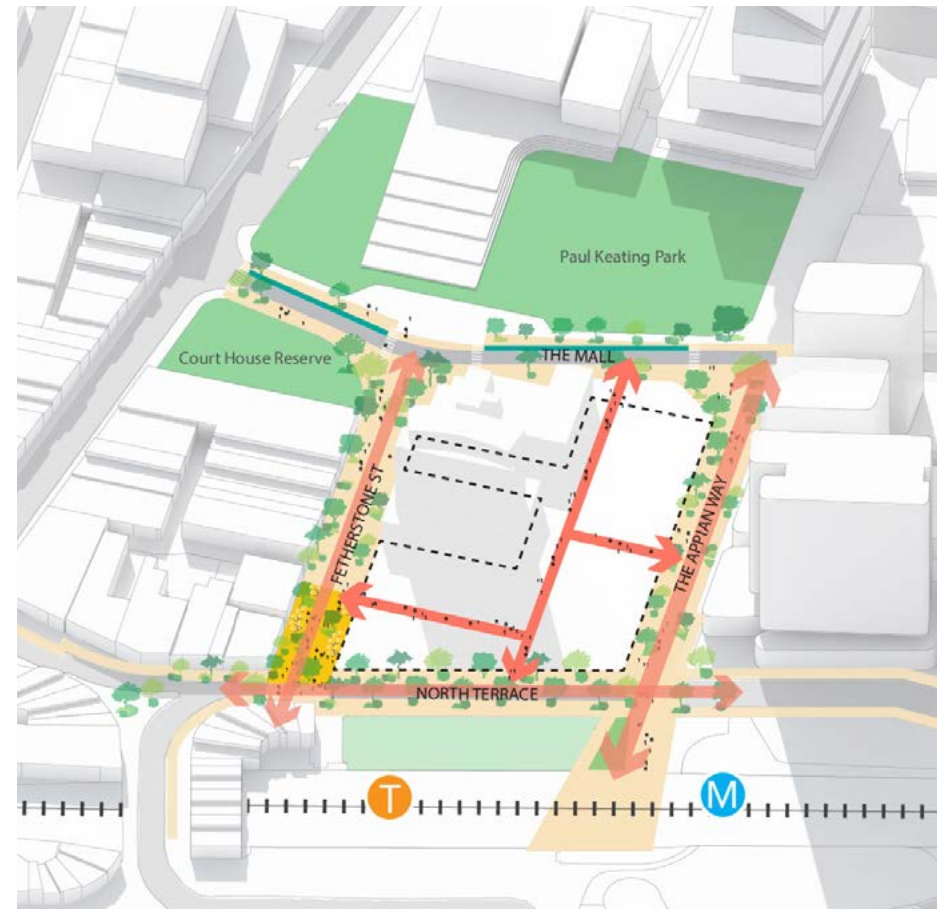
02 Respond to upgraded streets (Appian Way and Fetherstone St as shared zones)



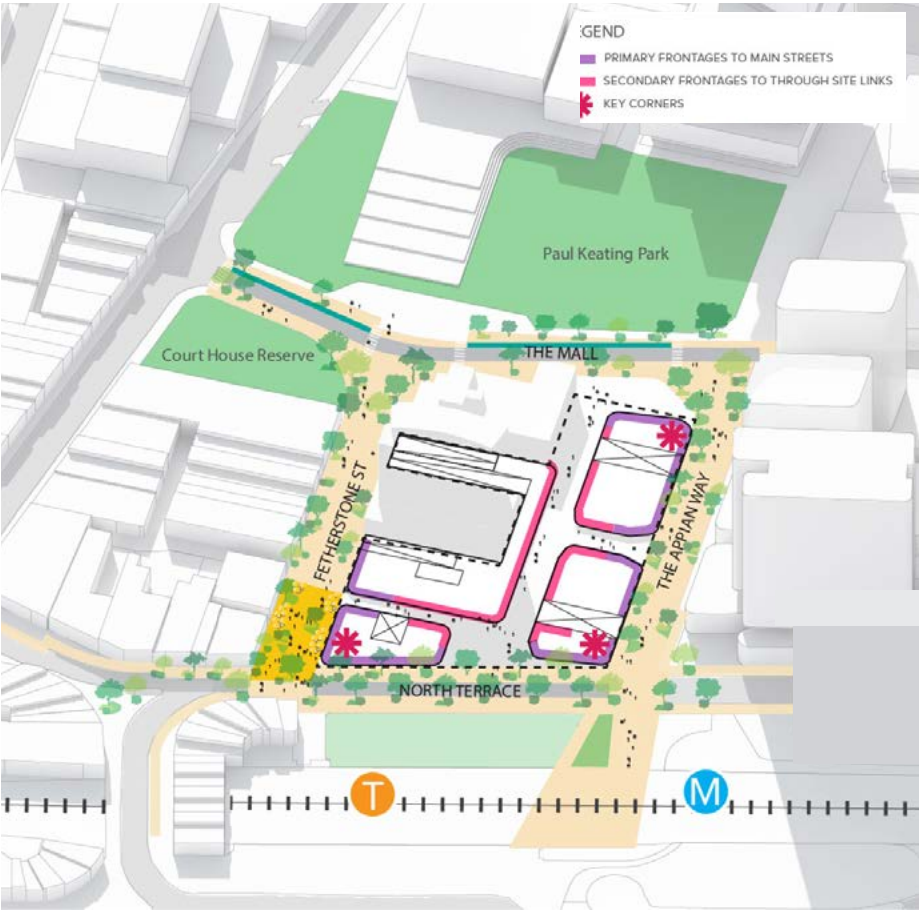
03 Create edges and active streets



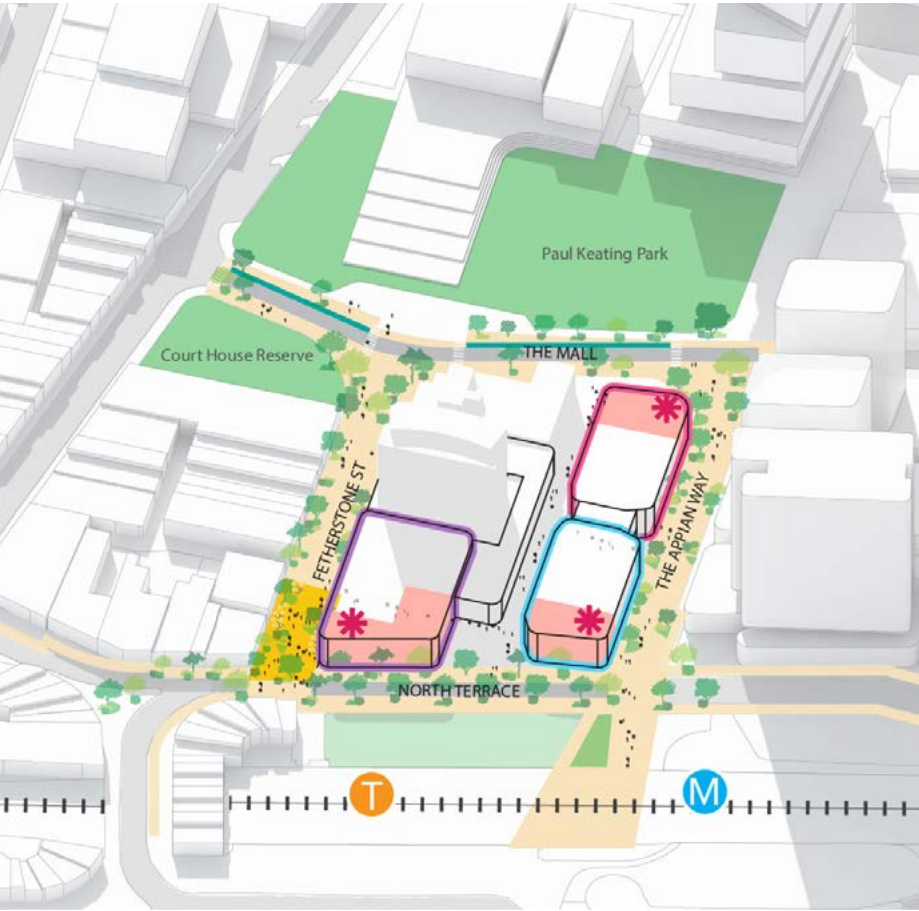
04 Increase pedestrian permeability by providing through site connections



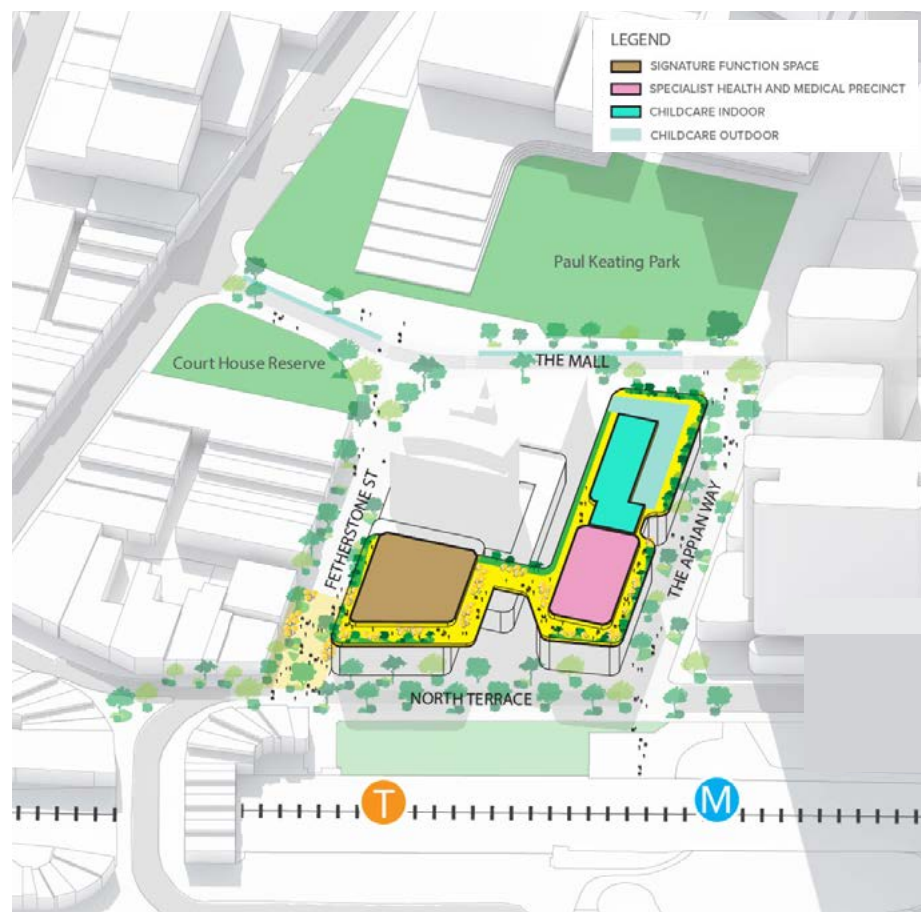
05 Activate the ground floor and the landmark corners



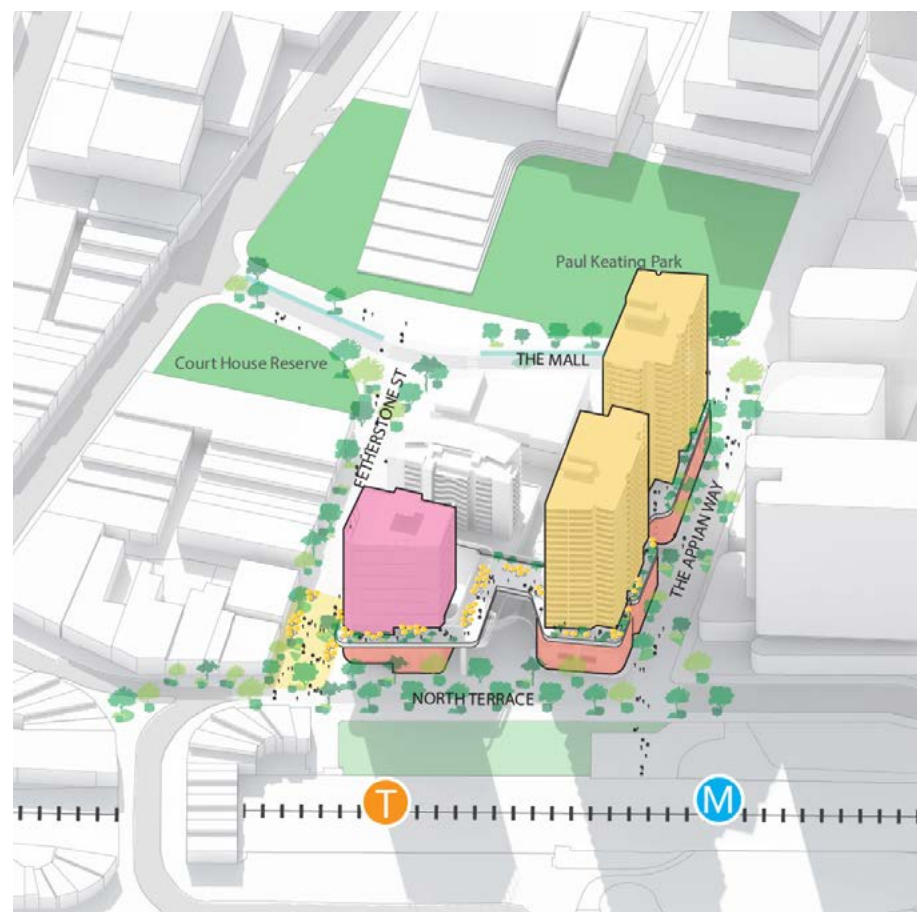
06 Completing the podium level



07 Activate the podium rooftop level and create spaces for resident community



08 Complete the towers to achieve a desired urban city scale character



THE APPIAN WAY: THE MAIN PEDESTRIAN SPINE

Continuous active frontages, greenery and pedestrian connections to maximise the amenity and activity for a vibrant people-focussed shared zone.

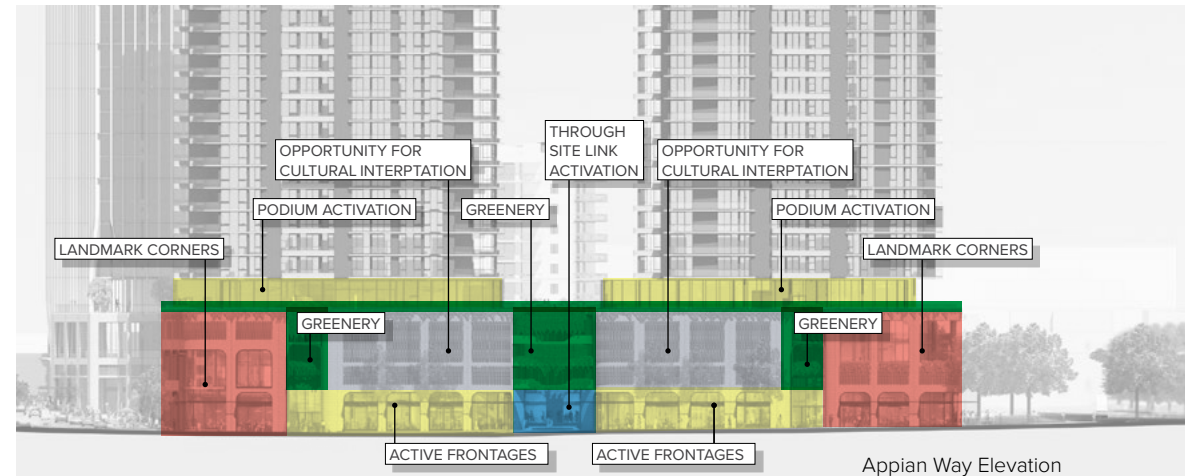
Design Principles:

- Tenancies designed to interact with the street, with regular openings to buildings (doors and windows) to connect inside and outside
- Visual connection between inside and outside with clear glazing
- Minimise solid walls and blank frontages
- No vehicle access
- Nil setbacks
- Continuous weather protection for pedestrians
- Opportunities for street furniture and landscape
- Integrated lighting for evening amenity
- Tenancies with varied opening hours to service different times of the day/ week
- Greenery integrated into the facade and podium to contribute to the overall street greening
- Active uses on the upper levels and podium enable connection and passive surveillance of the street and public realm
- Integration of cultural stories and art into the facade and architectural detailing



Street Character:

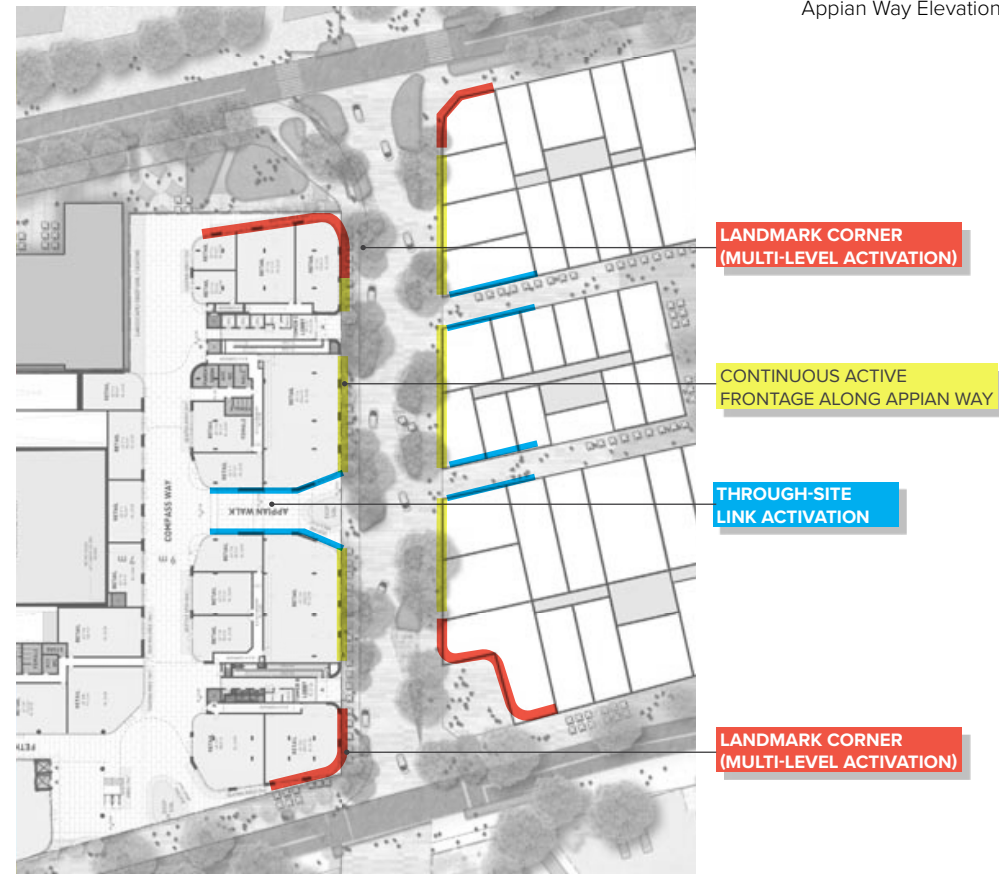
A key 'activity spine' that links the civic precinct and the new proposed University to the rail and bus interchange and south to schools and parks. A shared zone environment prioritises pedestrian movement and encourages street life and retail activity.



Appian Way Elevation



Appian Way Elevation Render



NORTH TERRACE: A WELCOME ARRIVAL TO THE CITY

Continuous active frontages, greenery and pedestrian connections to maximise the amenity and activity for a vibrant people-focussed arrival to from the station.

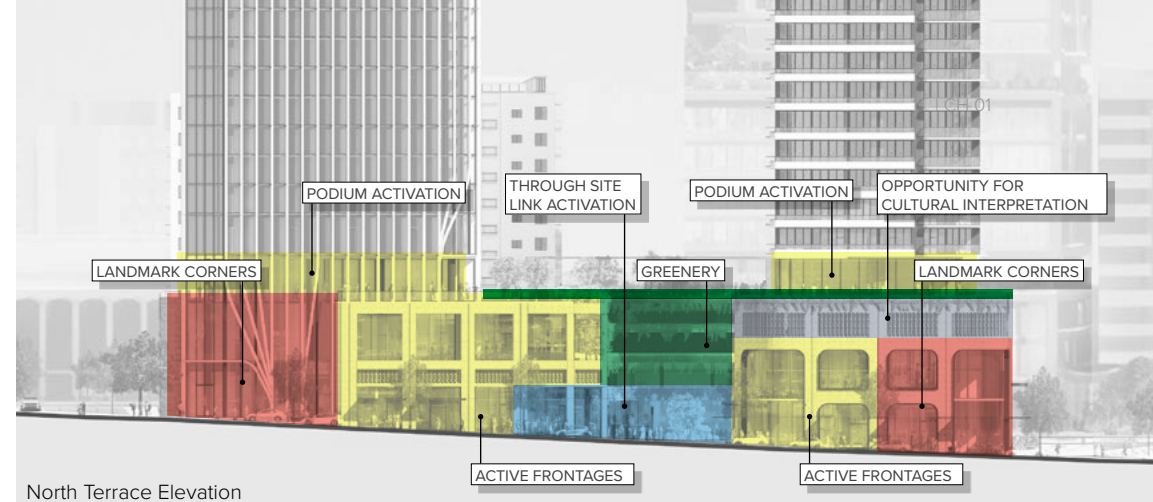
Design Principles:

- Tenancies designed to interact with the street, with regular openings to buildings (doors and windows) to connect inside and outside
- Visual connection between inside and outside with clear glazing
- Minimise solid walls and blank frontages
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- Integration of cultural stories and art into the facade and architectural detailing



Street Character:

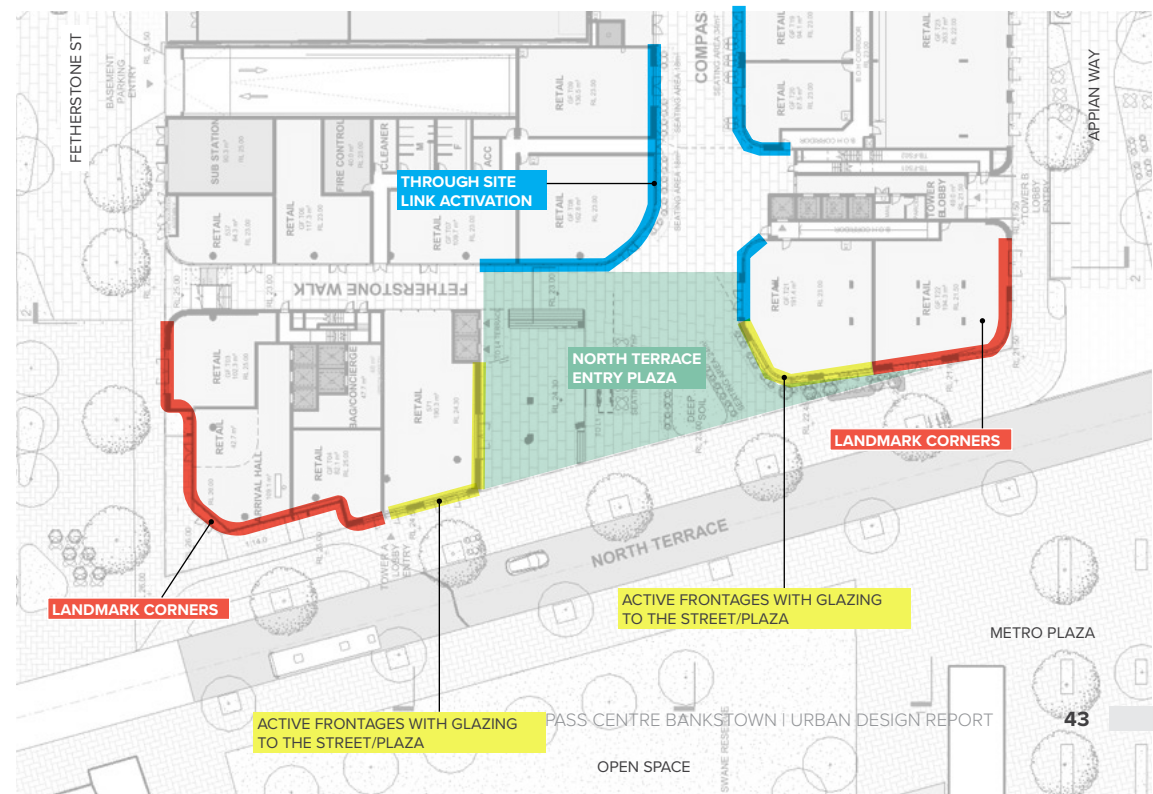
A tree-lined pedestrian friendly mixed-use street with active frontage to redeveloped shopping centre.



North Terrace Elevation



North Terrace Elevation Render

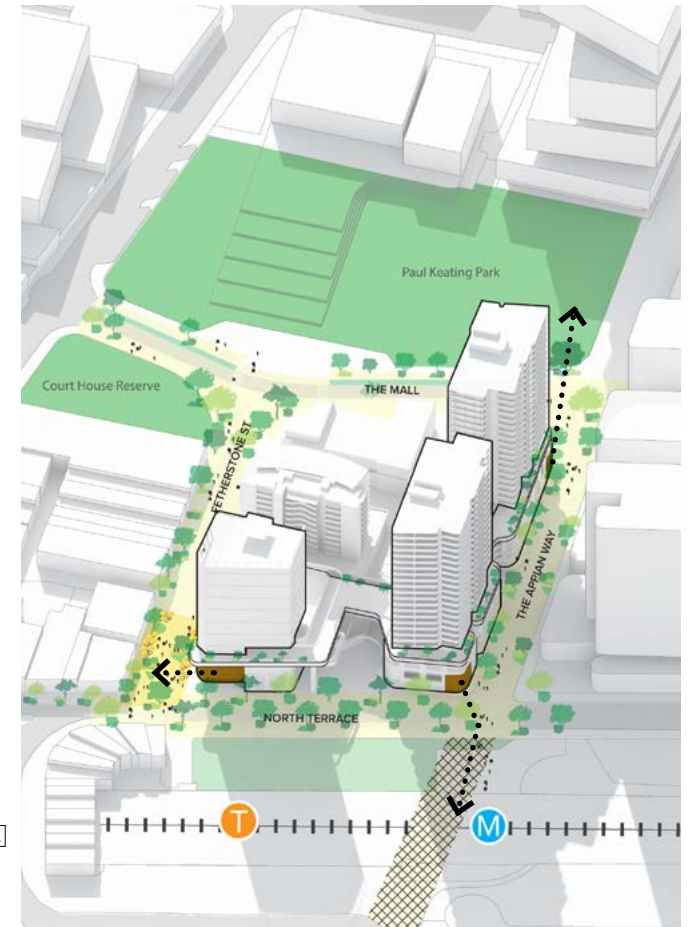
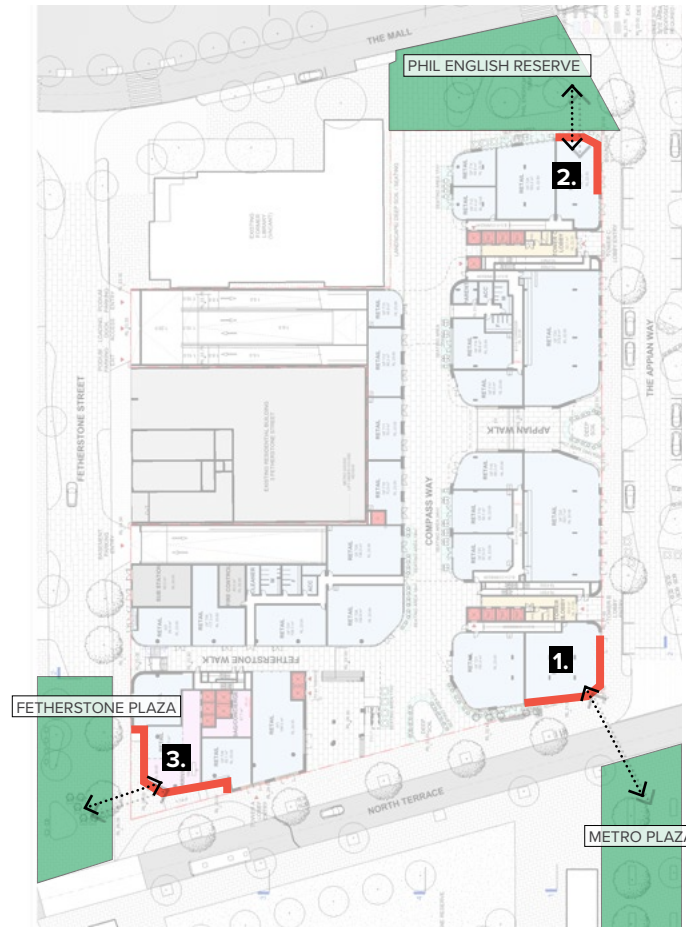


LANDMARK CORNERS: ACTIVATING KEY CIVIC SPACES

Special treatment of the 3x landmark corners to complement the major adjoining civic spaces - the Metro Plaza, Fetherstone St Plaza and Paul Keating Park/ Phil Engwicht Reserve.

Design Principles:

- Accentuate the prominence and street presence of corners, for example with double height spaces, setbacks, tenancies on multiple levels and special architectural expression
- Tenancies on multiple levels design to interact with street visually and physically
- Tenancies with extended hours to maximise activation across the day/ night, weekday/ weekend



1. South-East Landmark Corner - Metro Plaza



2 Appian Way / Phil Engwicht Reserve



3. Fetherstone St Plaza

CONNECTIVITY: A WALKABLE CITY CENTRE

The proposal contributes to the vision for Bankstown to be highly walkable with a design that prioritises pedestrians with high quality connections.

Design Principles

- Active public street frontages (refer previous strategies)
- Create through-site links north-south and east-west to create a permeable ground plane. These should be:
 - More intimate spaces than the city streets ranging 4-10m in width
 - Lined with fine grain active frontages for bustling with activity day and night
 - Minimum double height (7m) to provide a sense of space and air
 - Provide openings to the sky and sunlight, while also providing adequate weather protection to maximise amenity and usage
 - Integrate greenery in the ground, shopfronts, mezzanine and roofs
 - Use a paving material that complements/ integrates with the street footpath paving
- Vehicle connections should be limited to locations away from the high pedestrian activity areas (the north-west sides towards Fetherstone St)
- Provide easily accessible and visible bike parking and end of trip facilities to support active travel



- Active frontages
- On-site pedestrian connections (for pedestrians only)
- City Streets and plazas (for pedestrian movement only)
- Shared zoned (pedestrians and cars)
- Landscaped areas
- Car access ramps
- Frontage dedicated to ramps and car access



FORM AND SCALE: CREATING AN URBAN FABRIC

Use of massing, articulation and architectural language to create an urban fabric that seamlessly integrates with the broader city.

Design Principles:

- A human-scaled 4 storey podium, providing a strong relationship with the surrounding streets consistent with the master plan
- Articulated edges, landscape, through-links and architectural detailing to break up the large singular project into a finer grain, more interesting urban fabric
- Varied tower heights up to 25 storey consistent with the height controls in the Bankstown Masterplan

Bankstown Masterplan: Controls for the site

- | | | |
|-------------------------|--|---|
| • Built Form Typology: | Street wall and tower | ✓ |
| • Building Height: | 25 Storeys / Max. 108 RL | ✓ |
| • Street Setback: | 0m | ✓ |
| • Street Setback: | Not Identified | ✓ |
| • Upper Storey Setback: | 6 storeys along the Appian Way, Northern Terrace and Fetherstone St Plaza), 4 storeys along Fetherstone St | ✓ |
| • Street Wall Height: | | ✓ |
| • Active Facades: | Along all sides of the site | ✓ |



URBAN ACTIVATION

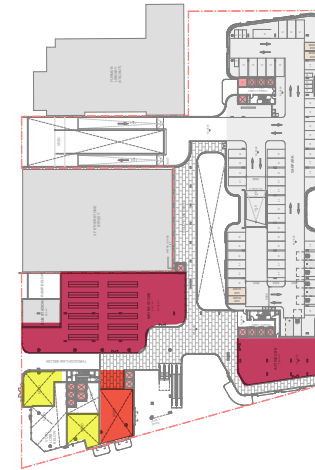
Provide a range of tenancy sizes for diversity of business types and sizes.

Diversity of size

- Small Tenants
- Medium Tenants
- Large Tenants



GROUND FLOOR



MEZZANINE



LEVEL 4

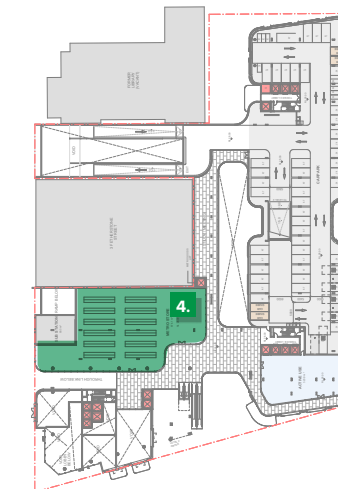
Provide a diversity of land uses at ground and upper levels for activation day/ night, weekday/ weekend for the full spectrum of the community.

Diversity of uses

- 1. Primary streets and through-site link (public all hours),
- 2. Tenancies on primary street frontages (retail day and night),
- 3. Tenancies on through-site link (food day and night),
- 4. Supermarket on mezzanine (open day and night),
- 5. Podium function centre (nights and weekends),
- 6. Podium health (weekdays),
- 7. Podium childcare (weekdays)



GROUND FLOOR



MEZZANINE



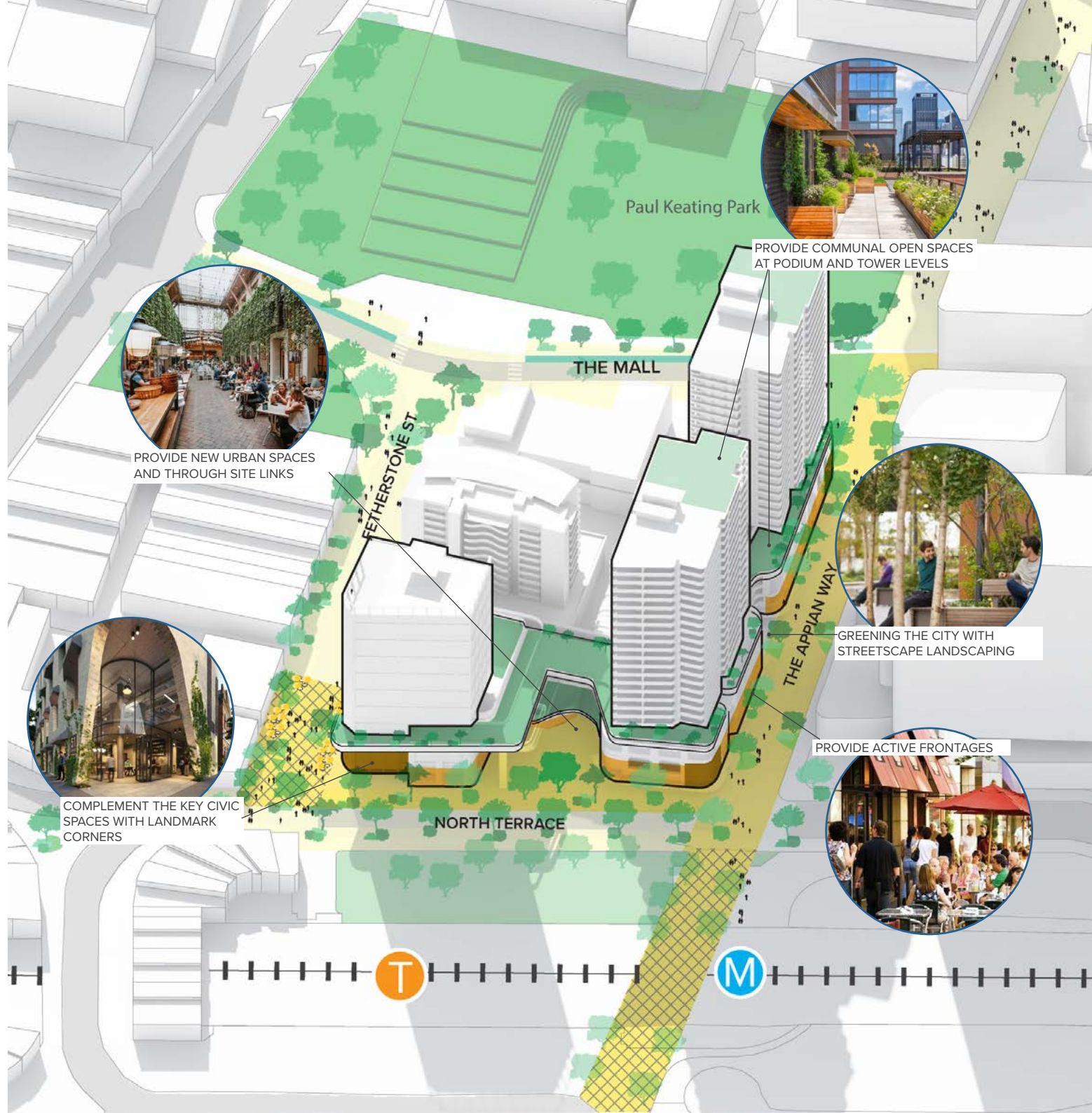
LEVEL 4

AN INTEGRATED PUBLIC REALM

The site can contribute to the urbanity of the city with new urban spaces and greatly improved public street frontages to enhance connectivity to the numerous adjoining parks and green spaces.

Design Principles:

- Provide active street frontages (refer previous strategies)
- Provide new urban spaces and through site links (refer previous strategies)
- Complement the design of key civic spaces at landmark corners (refer previous strategies)
- Contribute to greening of the city with streetscape planting, planting at through-site links, and greenery on podiums, balconies and roofs.
- Provide green communal open spaces at podium and roof levels.



**AN INTEGRATED
PUBLIC REALM:
GROUND FLOOR**



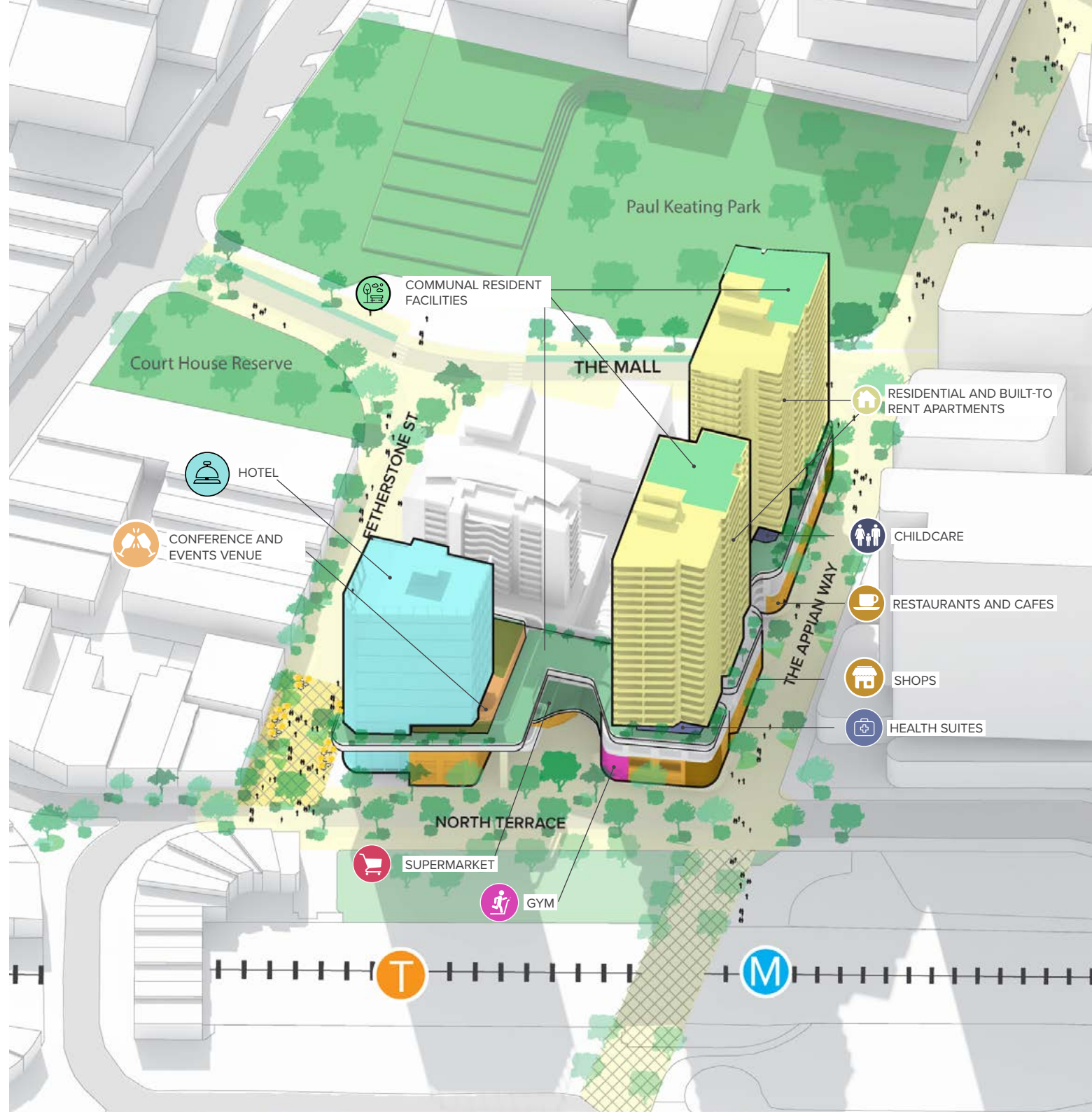
MIXED-USE:

LIVE, WORK, VISIT, EAT, SHOP, SOCIALISE

The project is of a size that can provide a diverse range of uses to help energise the city centre and meet the needs of a growing community.

Key uses include:

- A range of residential built-to-rent apartment sizes
- Hotel
- Major conference/ events venue
- Childcare
- Health suites
- Communal resident facilities
- Supermarket
- Gym
- Restaurants and cafes
- Shops



CONCLUSION

The Proposal for Compass Centre redevelopment re-purposes a strategically located site within a heart of Bankstown CBD. The Proposal delivers significant improvements to the urban fabric of Bankstown through delivering:

- Transformation of an entire street block in the central core of the city centre, opposite the new Metro station with an active, high quality built form and public realm.
- Activation of the city's new main pedestrian spine, The Appian Way, and three prominent street corners.
- New activated through-site links providing finer grain pedestrian accessibility in the city.
- Enhanced greenery of the city centre at both ground and upper levels.
- A diverse mix of new retail, food, commercial and health-related tenancies.
- Supermarket, gym and childcare centre.
- A new function centre and hotel.
- Built-to-rent apartments with a mix of sizes.

Considering the urban design outcomes outlined herein, it is recommended that the Proposal be supported.

Compass Centre Bankstown - Urban Design Report

HATCH

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