



# Vicinity Centres Bankstown Masterplan

## Landscape Concept Master Plan

for Planning Proposal  
Vicinity Centres

2 FEBRUARY 2023



# Bankstown Landscape Concept Master Plan

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- City Park + Event Play
- Garden Boulevard
- Jacobs Street Food Plaza + Lady Cutler Avenue Urban Plaza

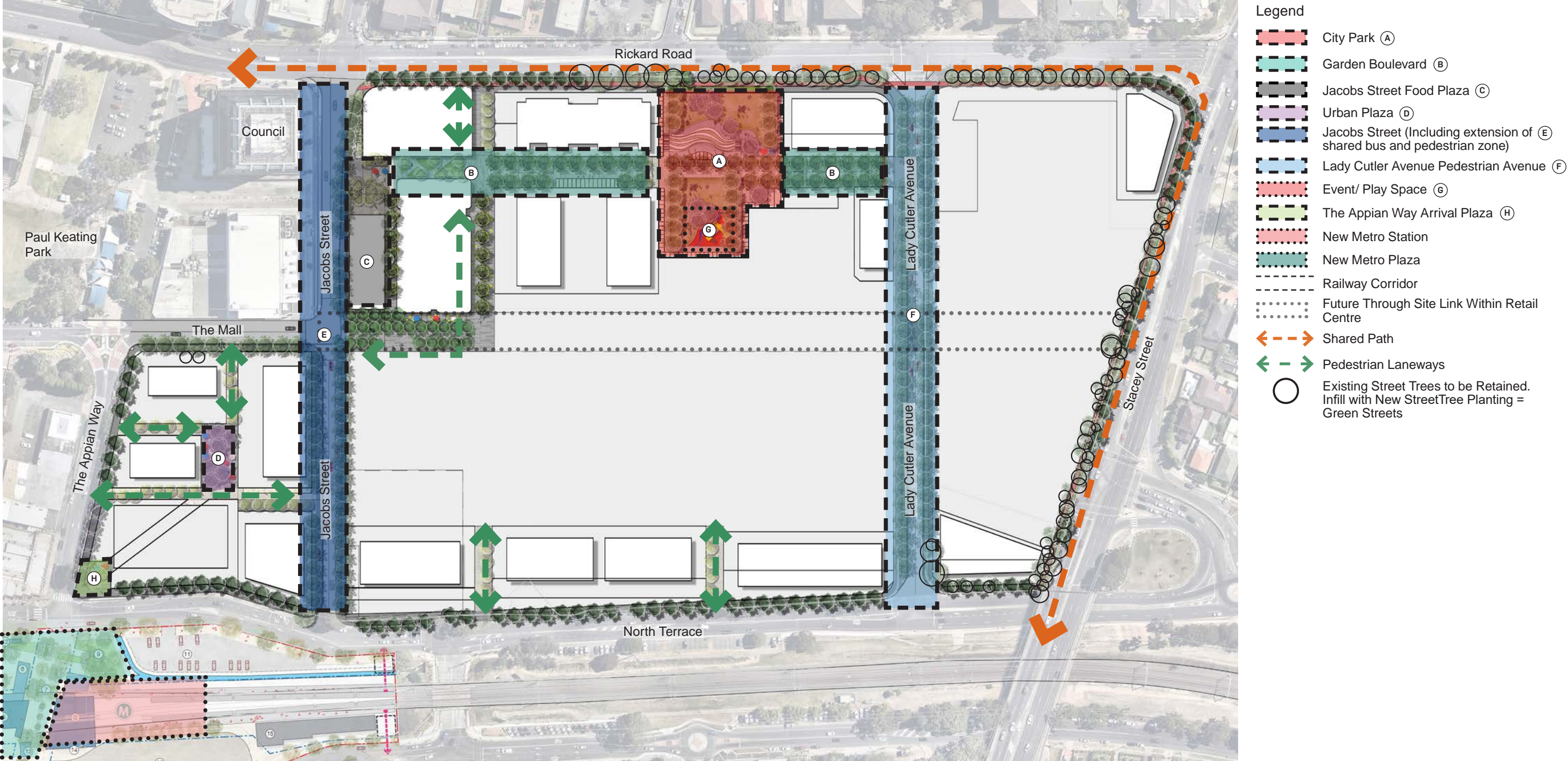
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## 1.0 Publicly Accessible Open Space Opportunities





# 2.0 Landscape Concept Master Plan



- Legend
- (A) City Park
  - (B) Garden Room
  - (C) Urban Plaza
  - (D) Jacobs Street Food Lane
  - (E) Jacobs Street (Including extension of shared bus and pedestrian zone)
  - (F) Lady Cutler Avenue Pedestrian A venue
  - (1) Amphitheatre
  - (2) Stage
  - (3) Adventure Play (Sculptural)
  - (4) Community Lawn
  - (5) Passive Recreation - Seating Pods, Work Stations
  - (6) Flexible Civic Space
  - (7) Green Streets Shared Pedestrian / Cycle Path
  - (8) Pedestrian Laneways
  - (9) Market Lawn
  - (10) Pedestrian Crossing
  - (11) Covered Food + Beverage Outdoor Dining
  - (12) New Metro Station
  - (13) New Metro Plaza
  - (14) The Appian Way Arrival Plaza
  - Existing Trees to be Retained
  - +25.0 Levels
  - Railway Corridor

NOTE: All streets are aligned with the City of Canterbury Bankstown 'Complete Streets' Strategy.

## 3.0 Relevant Policies and Guidelines



### 01 Bankstown Complete Streets

- Provides an integrated transport and streetscape plan
- Aims provide, slower, safer streets that improve access and create more attractive spaces
- Places pedestrians at the top of the transport hierarchy for the future of Bankstown



### 02 Draft Design and Place SEPP

- Aims to improve long term design and place outcomes such as:
  - More productive use of land and better use of infrastructure investment
  - More resilient places that respond to impacts of climate change
  - Healthier, better quality public spaces and green infrastructure



### 03 Urban Green Cover in NSW

- Best practice and guidelines to increase the resilience of NSW settlements
- Guideline for communities in response to climate change
- Provides practical information and typical details to encourage best practice applications of green cover and minimise urban heat impacts

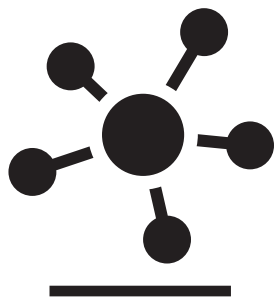


# 4.0 Overarching Principles

Aligned with 'Greener Places' - Government Architect NSW Document

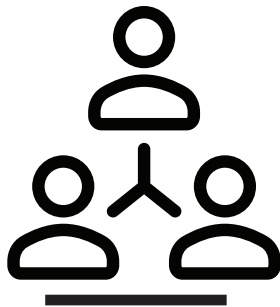


## 01 Connectivity



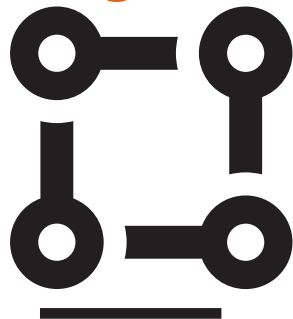
Create an interconnected network of open space

## 02 Participation



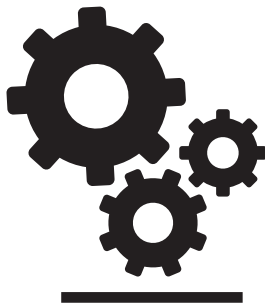
Involve stakeholders in development and implementation of neighbourhood initiatives

## 03 Integration



Combine green infrastructure with urban development and grey infrastructure

## 04 Multi-Functionality

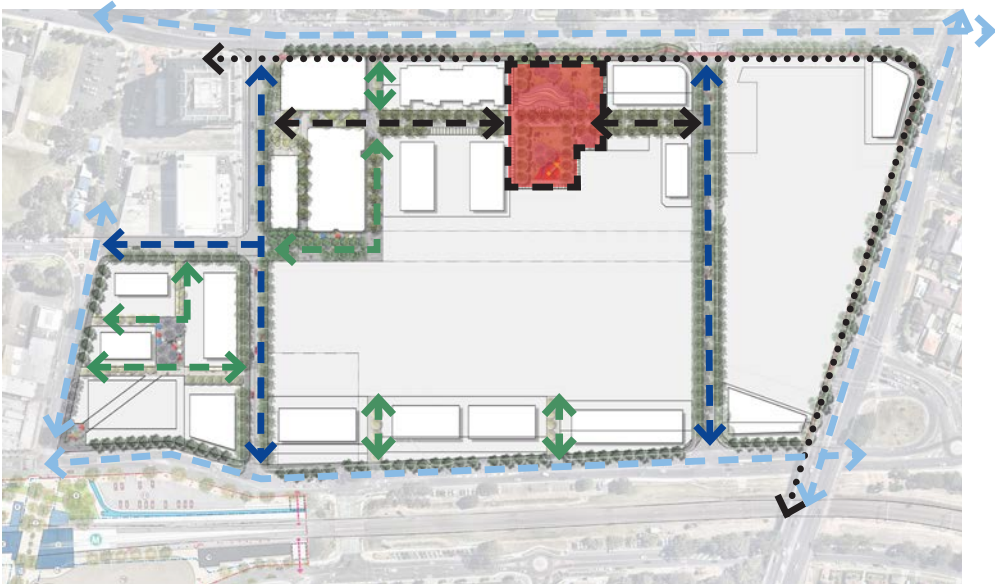


Deliver multiple ecosystem services simultaneously to improve health and wellbeing

## 01 Connecivity

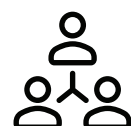


- Investigate and enhance physical and functional connections
- Consider green space networks at multiple scales
- Maximise health and wellbeing through walking, cycling and jogging
- Highlight landscape and heritage and support local economy

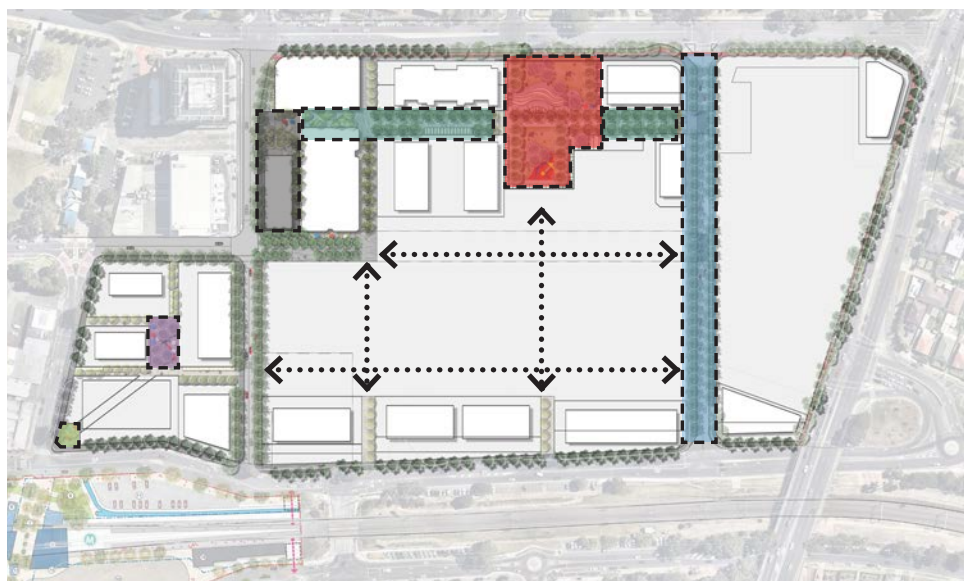


- Legend
- City Park
  - Shared Path
  - Garden Boulevard
  - Pedestrian Laneways
  - Green Streets with Pedestrian Priority
  - Green Streets

# 02 Participation



- Enable different government and community groups to contribute
- Consider needs, values, motivations, uses and barriers to engage with various cultures and users
- Encourage use of underutilised open space corridors for local community use



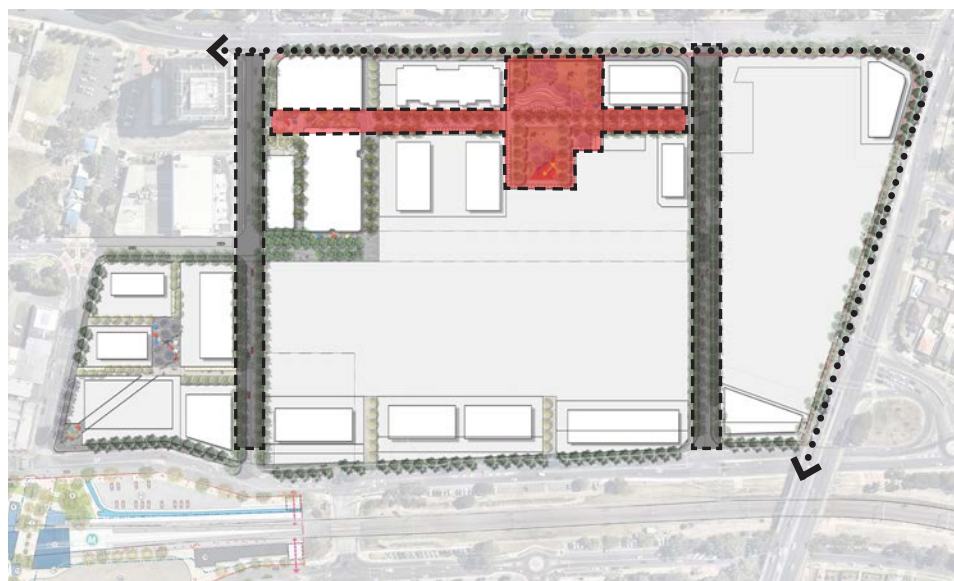
## Legend

- City Park
- Garden Boulevard
- Jacobs Street Food Plaza
- Urban Plaza
- Lady Cutler Avenue Pedestrian Avenue
- The Appian Way Arrival Plaza
- Connections Through the Centre

# 03 Integration



- Ensure and facilitate integration of green and grey infrastructure
- Create urban communities that deliver quality of life to residents and community
- Understand and implement wider environmental, social and economic benefits from green-grey integration
- Multi-purpose system that mimics nature, promotes healthy and active living



## Legend

- Pedestrian Boulevard
- Shared Path
- Shared Path

# 04 Multi-Functionality



- Offer ecological, socio-cultural and economic benefits
- Design spaces that offer interaction and stewardship, community identity and sense of connectedness
- Create open space that connects and enhances the new project through high quality, high performing green space
- Flexible + diverse open space



## Legend

- The Publicly Accessible Open Space Master Plan



# 5.0 Publicly Accessible Open Spaces

## City Park + Event Play

### One Central Park Sydney

Selected for:

- It's similar scale, size and programming of spaces
- Integration into medium-high density residential towers
- Proximity to existing retail and shopping

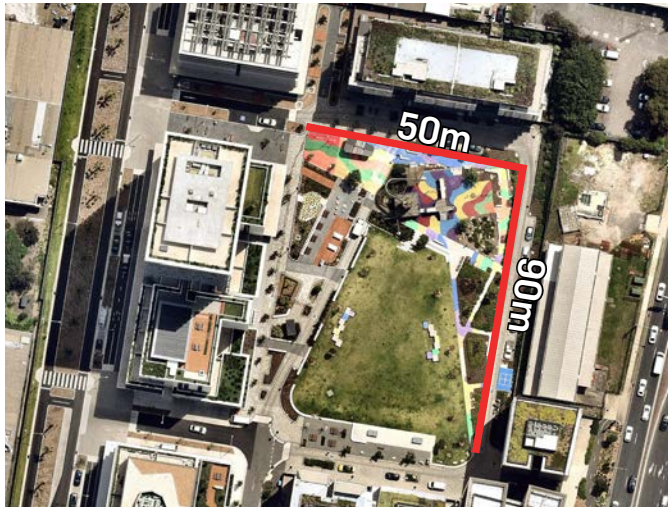
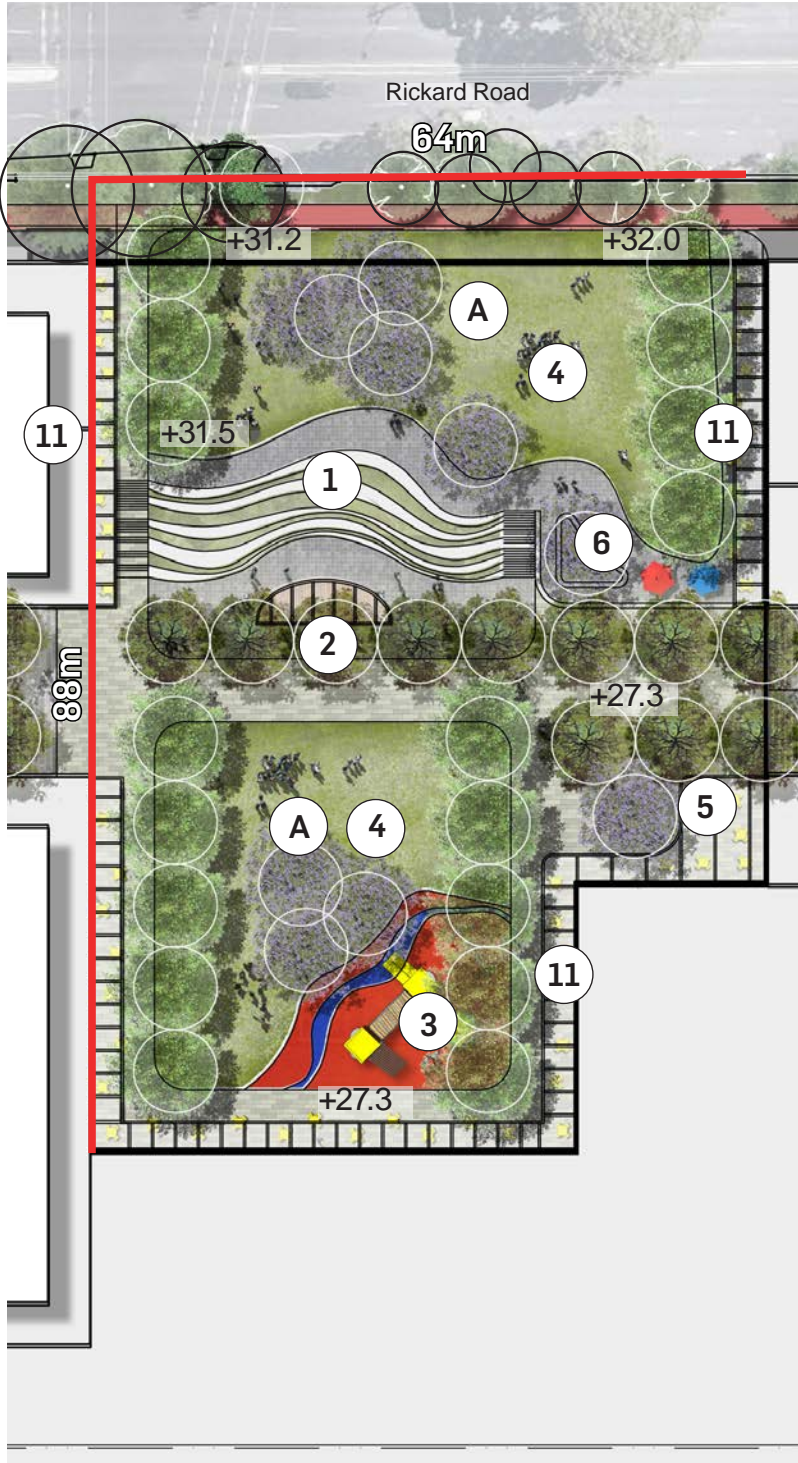
### Wulaba Park Sydney

Selected for:

- It's similar scale and size of play spaces
- Combination of play and open space surrounded by residential and mixed use developments

Legend

- (A) City Park
- (1) Amphitheatre
- (2) Stage
- (3) Adventure Play (Sculptural)
- (4) Community Lawn
- (5) Seating Plaza
- (6) Lookout Point
- (11) Covered Food + Beverage Outdoor Dining
- Existing Trees to be Retained
- +25.0 Levels





# Precedent Study

## Garden Boulevard

### Westfield Chermside Brisbane

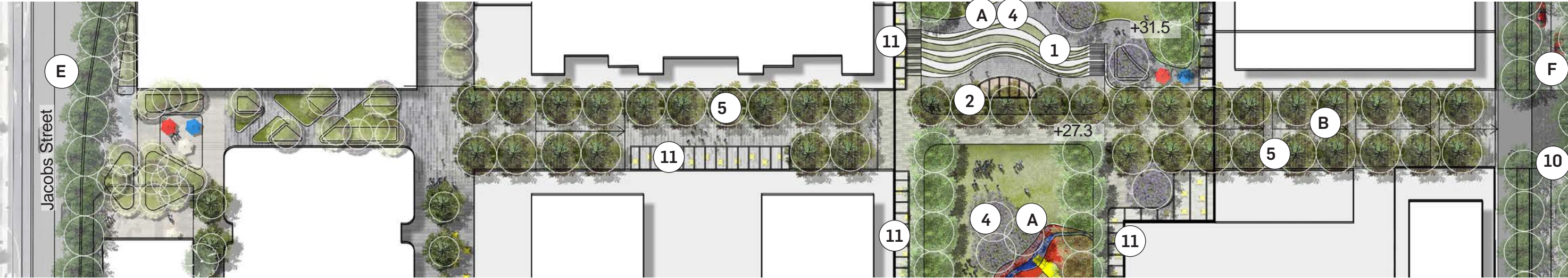
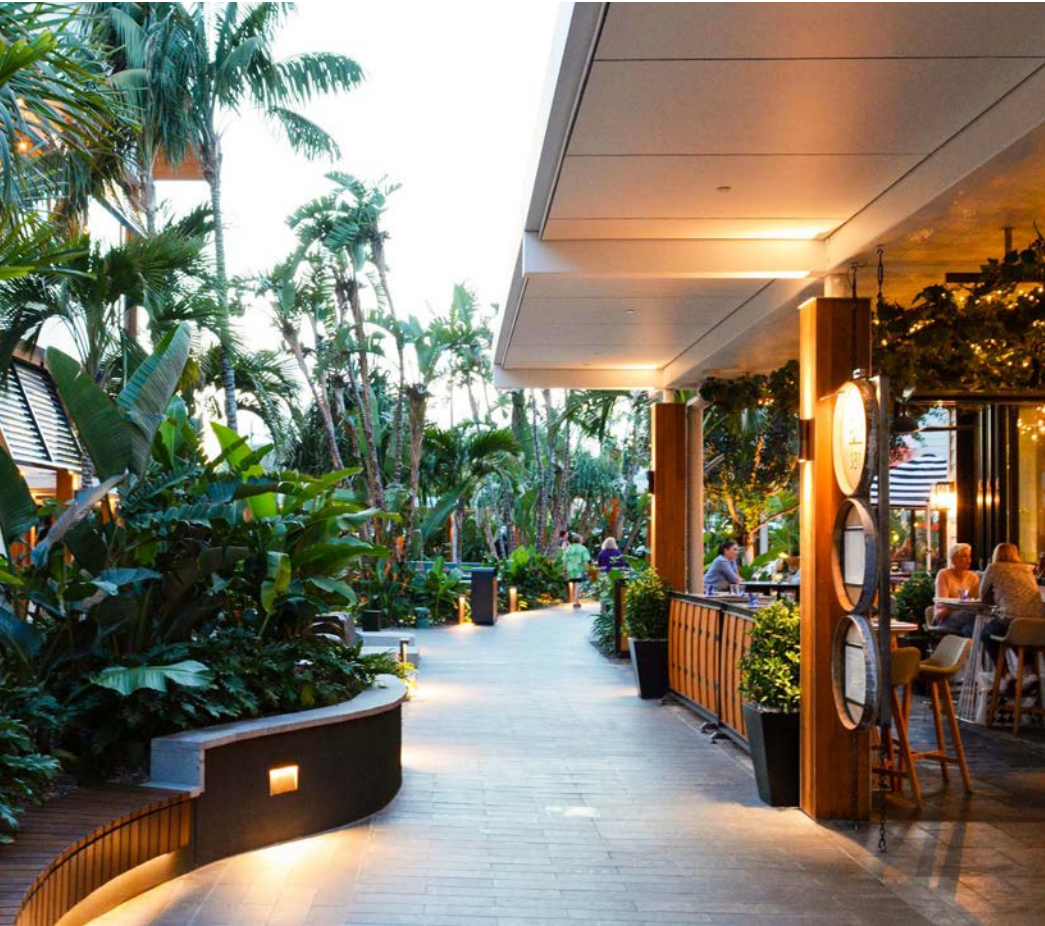
Selected for:

- It's similar scale and size of spaces
- Linear journey punctuated by a sense of events + destination



Legend

(B)	Garden Boulevard
(1)	Amphitheatre
(2)	Stage
(5)	Passive Recreation - Seating Pods, Work Stations
(4)	Community Lawn
(11)	Covered Food + Beverage Outdoor Dining
+25.0	Levels





# Precedent Study

## Jacobs Street Food Plaza

### Rouse Hill Town Centre Sydney

Selected for:

- It's similar scale and size of spaces
- Outdoor programming relating to surrounding buildings and functions

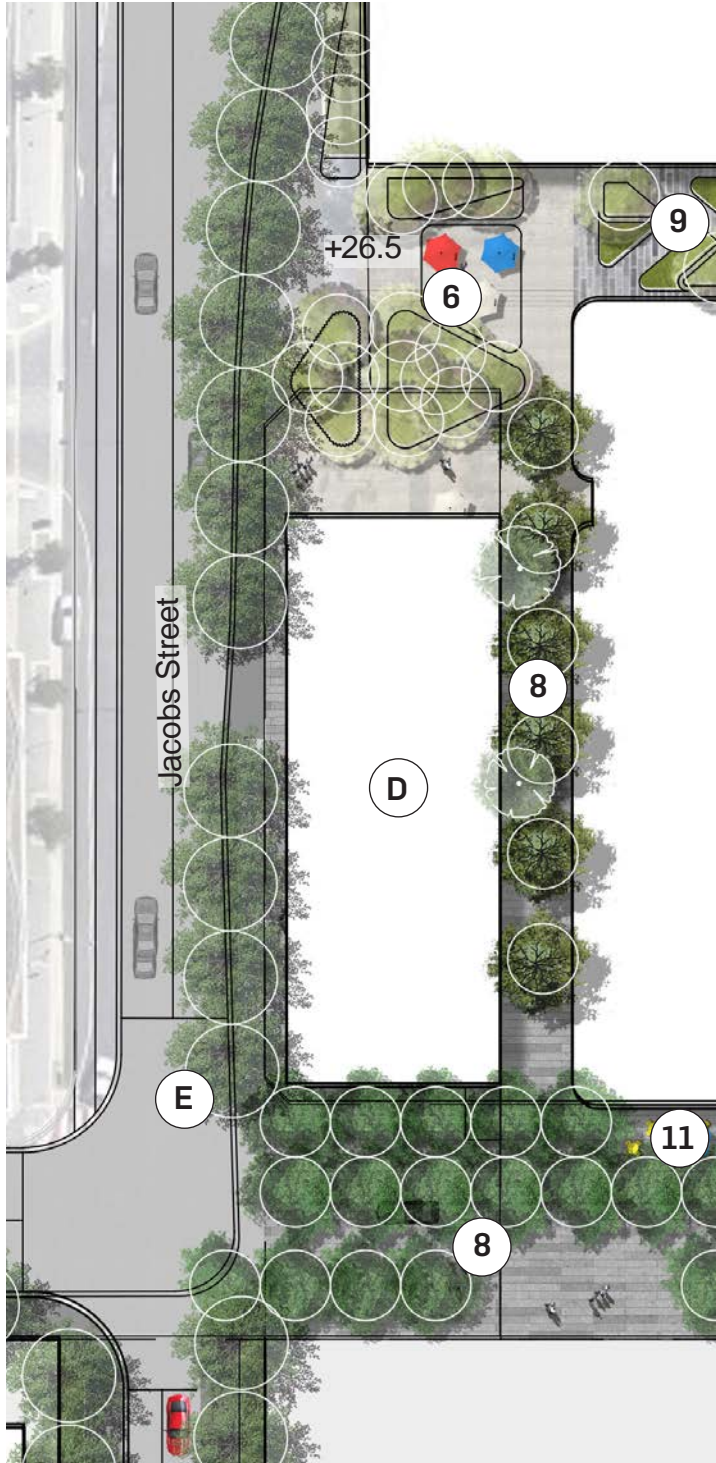
### Randwick Newmarket Sydney

Selected for:

- It's similar scale and sequence of spaces
- Integrated programming and functions

Legend

- (D) Jacobs Street Pavilion
- (E) Jacobs Street Extention
- (6) Flexible Civic Area
- (8) Pedestrian Laneways
- (9) Garden Room
- (11) Covered Food + Beverage Outdoor Dining
- +25.0 Levels





# Precedent Study

## Urban Plaza

### QV Plaza Melbourne

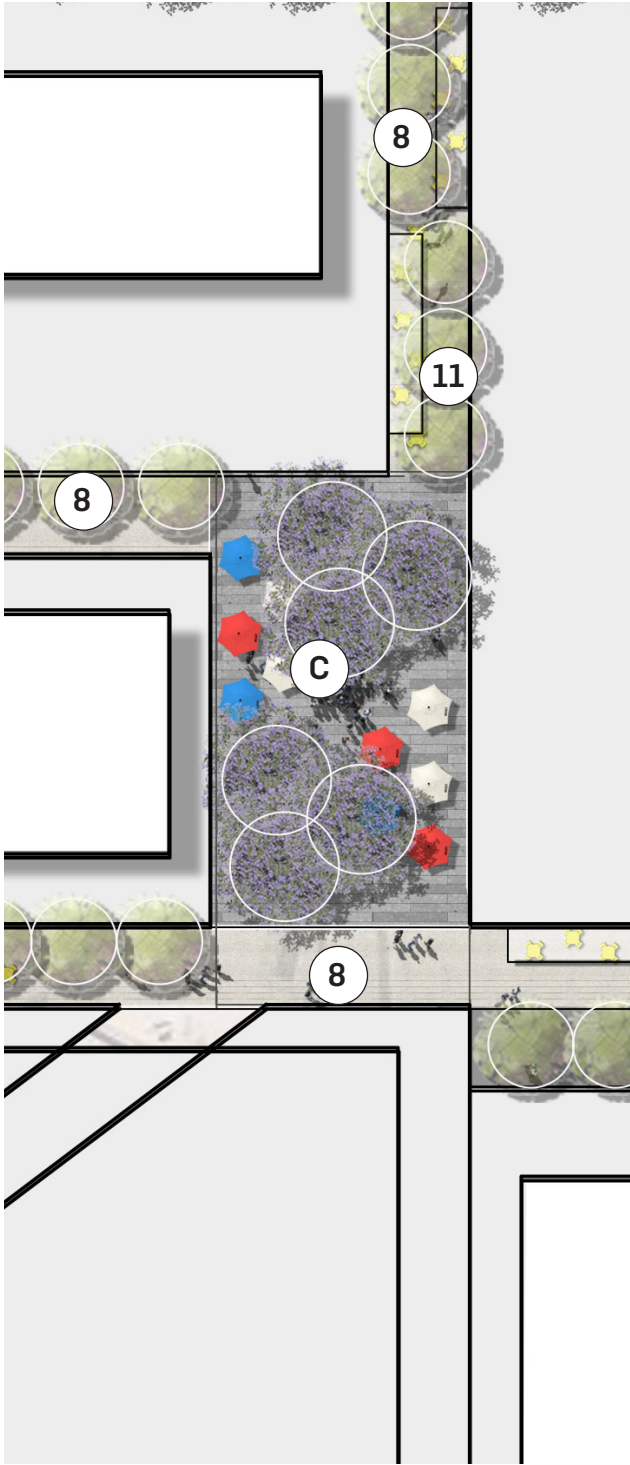
Selected for:

- It's similar scale and sizes of spaces
- It's proximity to mixed use high rise building framing the urban plaza



#### Legend

- (C) Urban Plaza
- (8) Pedestrian Laneways
- (11) Covered Food + Beverage Outdoor Dining
- +25.0 Levels





# 6.0 Vicinity Bankstown Place Pillars



Inspired  
Mixed Use  
Community  
Lifestyle Hub

*Always on and for  
everyone*

01



Proud and  
Authentic  
Eastern Cultural  
Celebration and  
Experience

*Melting pot of  
iconic Eastern  
culture, creativity,  
commerce and  
customs*

02



Abundant  
Fresh Food and  
Big Flavour  
Destination

*One incredible  
Eastern food  
festival every day*

03



Affordable to  
Aspirational  
Value Shopping  
Metropolis

*Where amazing  
deals are had on  
the hottest items*

04



Innovative to  
Indulgent  
Health, Beauty  
and Wellness  
Oasis

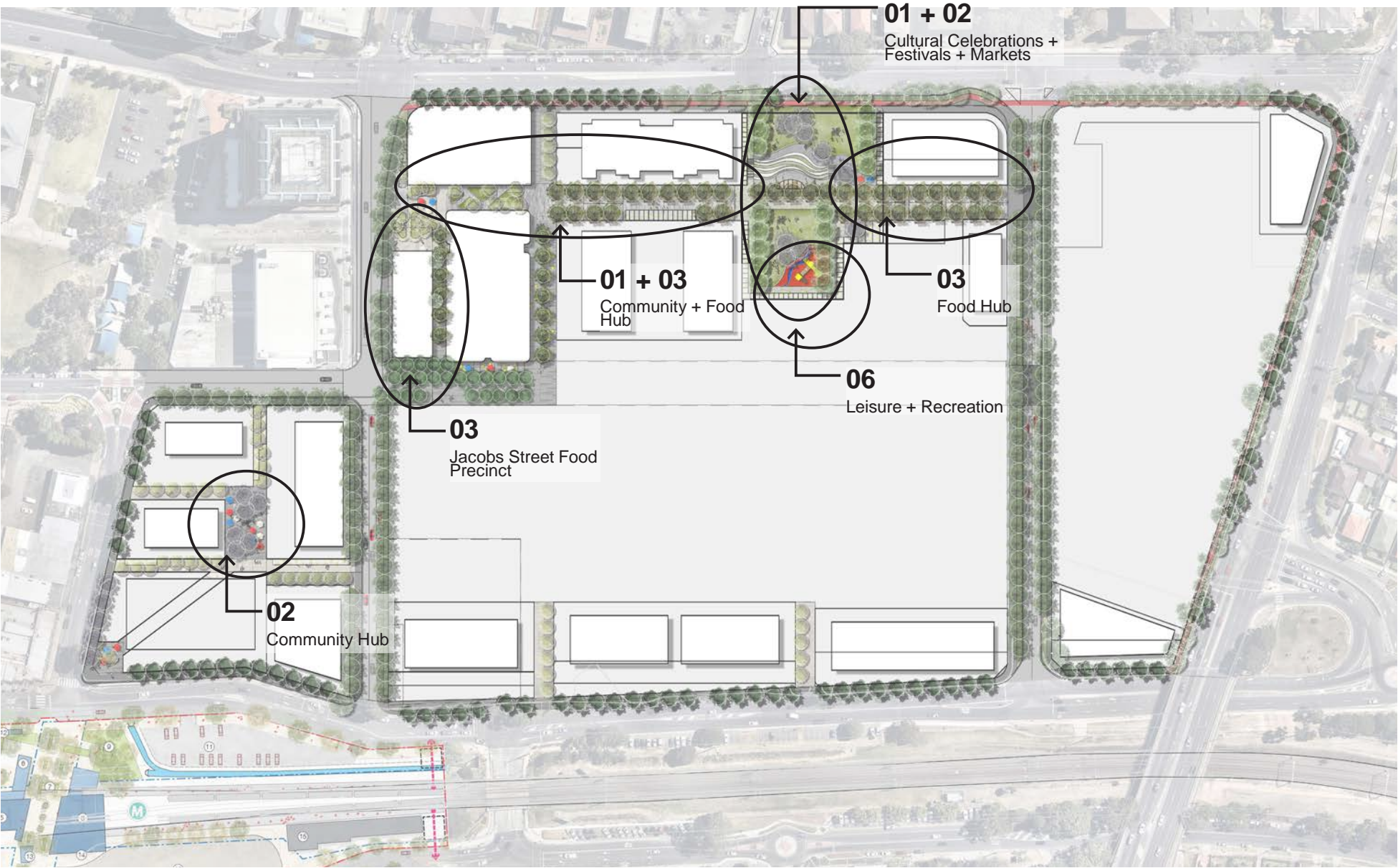
*Where you go to  
look hot and feel  
great*

05



Magnetic  
Leisure and  
Entertainment  
Wonderland for  
the Young and  
Young at Heart  
*The place for fun,  
escape and making  
memories*

06





# 7.0 Required Tree Soil Depth & Volumes

## Soil Depth - Apartment Design Guidelines Requirements

The site currently has car parking at grade and needs to be maintained for the operation of the centre, in addition future basement car parking for the proposed development is also required which prevents deep soil being achieved in the majority of areas across the site.

Planting on structure will require the minimum soil volume requirements:

**-Medium Trees**

(6-12m in height x 8m Spread)  
=35m<sup>3</sup> (minimum 6m x 6m area)

**Small Trees**

(6-8m ht x 4m spread)  
=9m<sup>3</sup> (minimum 3.5m x 3.5m area)

**Minimum Soil Depth**

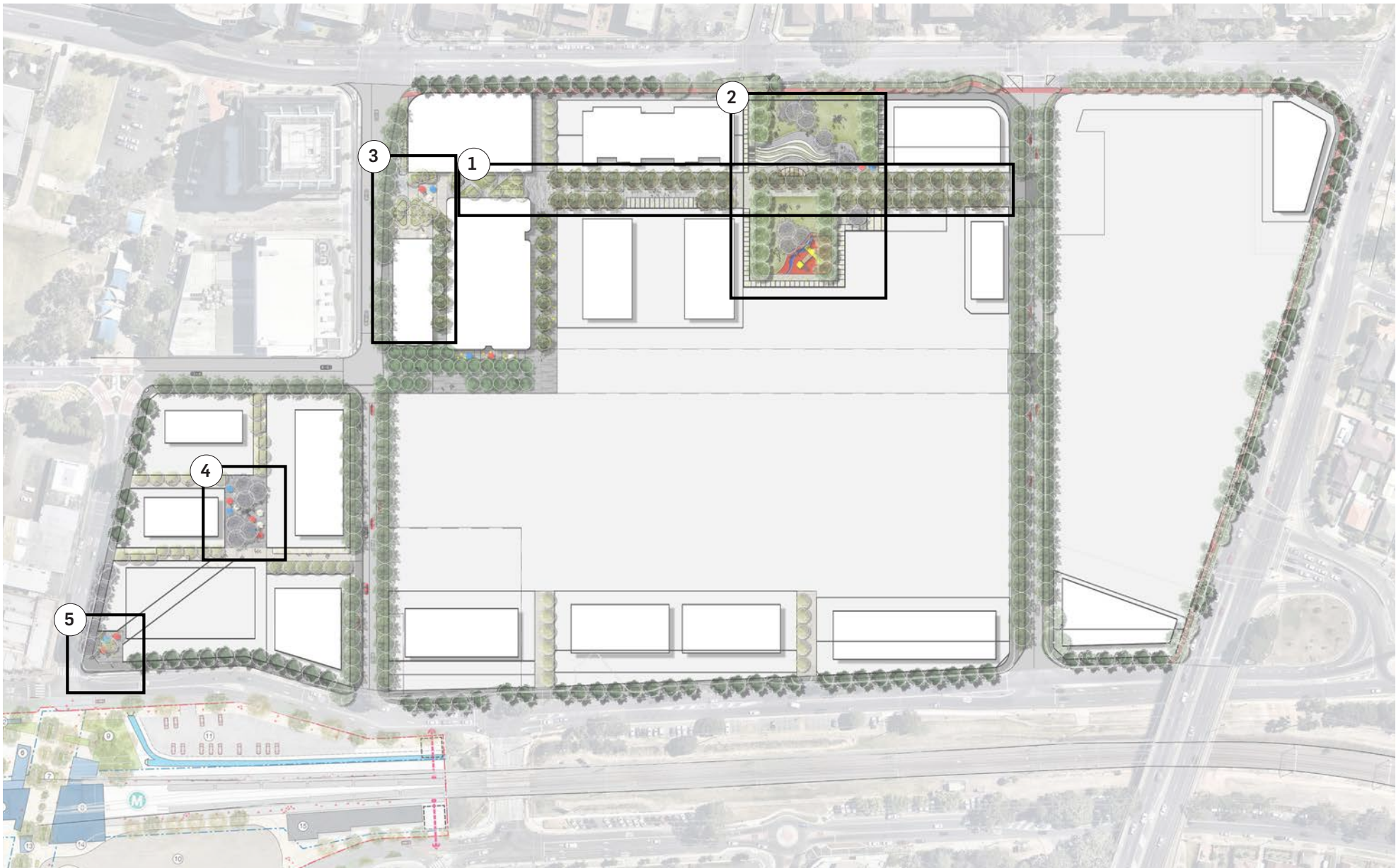
- 1000mm Soil for Medium Size Trees
- 800mm Soil for Small Size Trees
- 100 mm drainage
- 75mm mulch

Allow 1200mm setdown.

Note: The soil depths proposed are suitable to accommodate the relevant sizes of trees that are to be

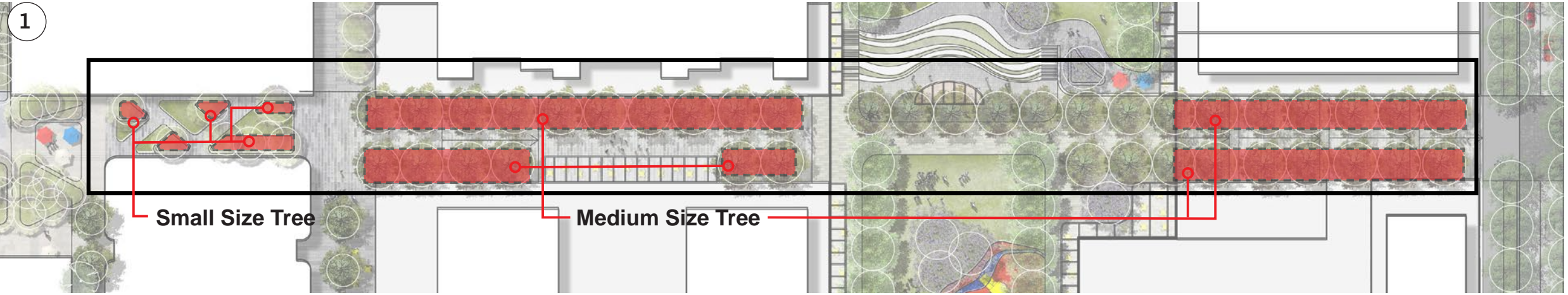
Legend

- ① Garden Boulevard
- ② City Park
- ③ Jacobs Street Food Plaza
- ④ Urban Plaza
- ⑤ Metro Plaza





# Indicative Soil Depth & Volume Calculations



## Garden Boulevard

**Minimum Soil Requirements:**

1113m<sup>3</sup> of Soil for 30 Medium Size Trees + 7 Small Size Trees

**Providing:**  
1419m<sup>3</sup> highlighted in Red

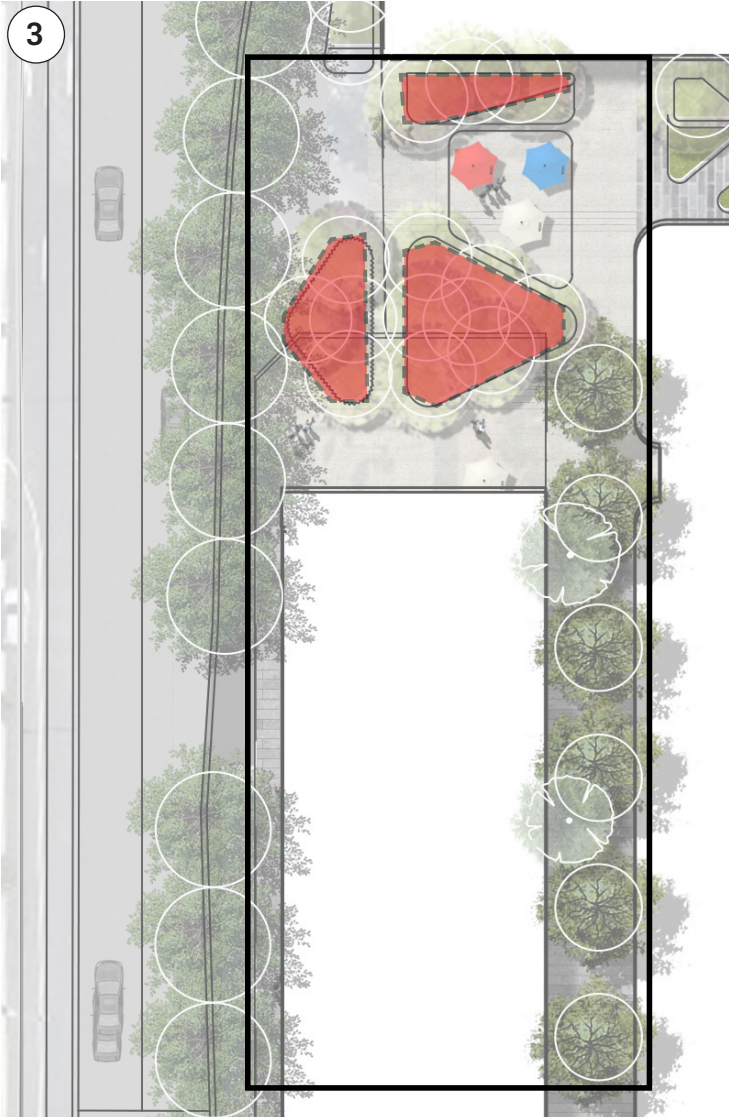


## City Park

**Minimum Soil Requirements:**

1225m<sup>3</sup> of Soil for 35 Medium Size Trees

**Providing:**  
1517m<sup>3</sup> highlighted in Red



## Jacobs Street Food Plaza

**Minimum Soil Requirements:**

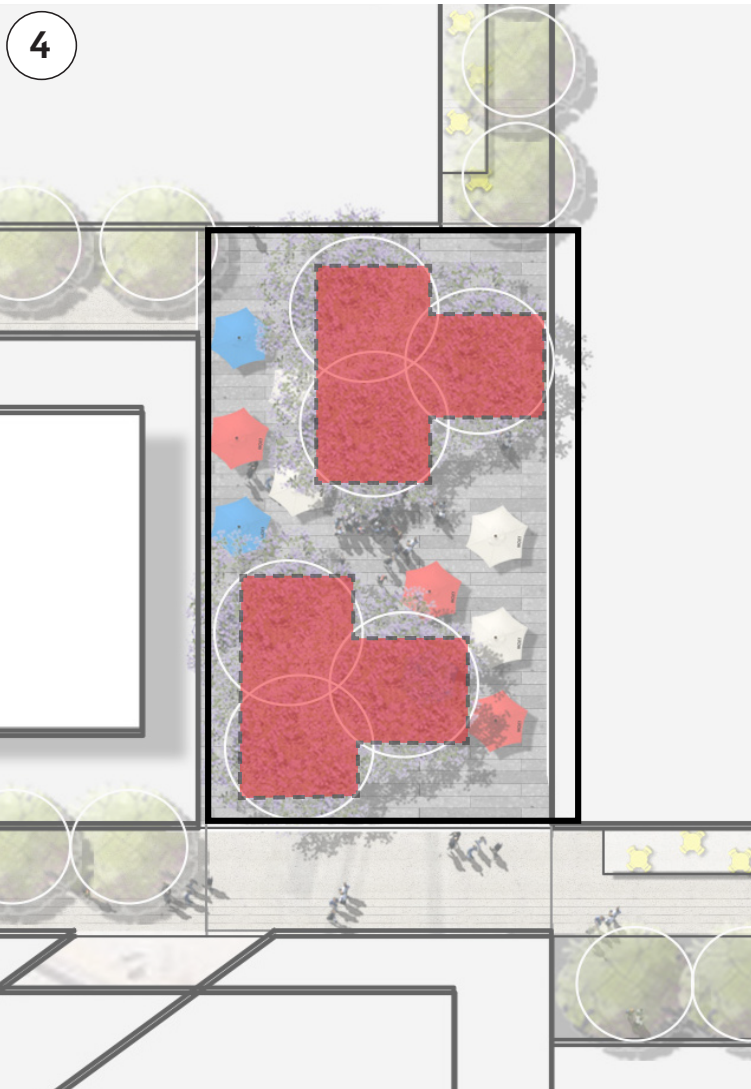
126m<sup>3</sup> of Soil for 14 Small Size Trees

**Note:** Continuous Soil Trench allows for a 30% Reduction of soil volume, therefore total minimum requirements is **69.2m<sup>3</sup>**

**Providing:**  
107.4m<sup>3</sup> highlighted in Red



# Indicative Soil Depth & Volume Calculations

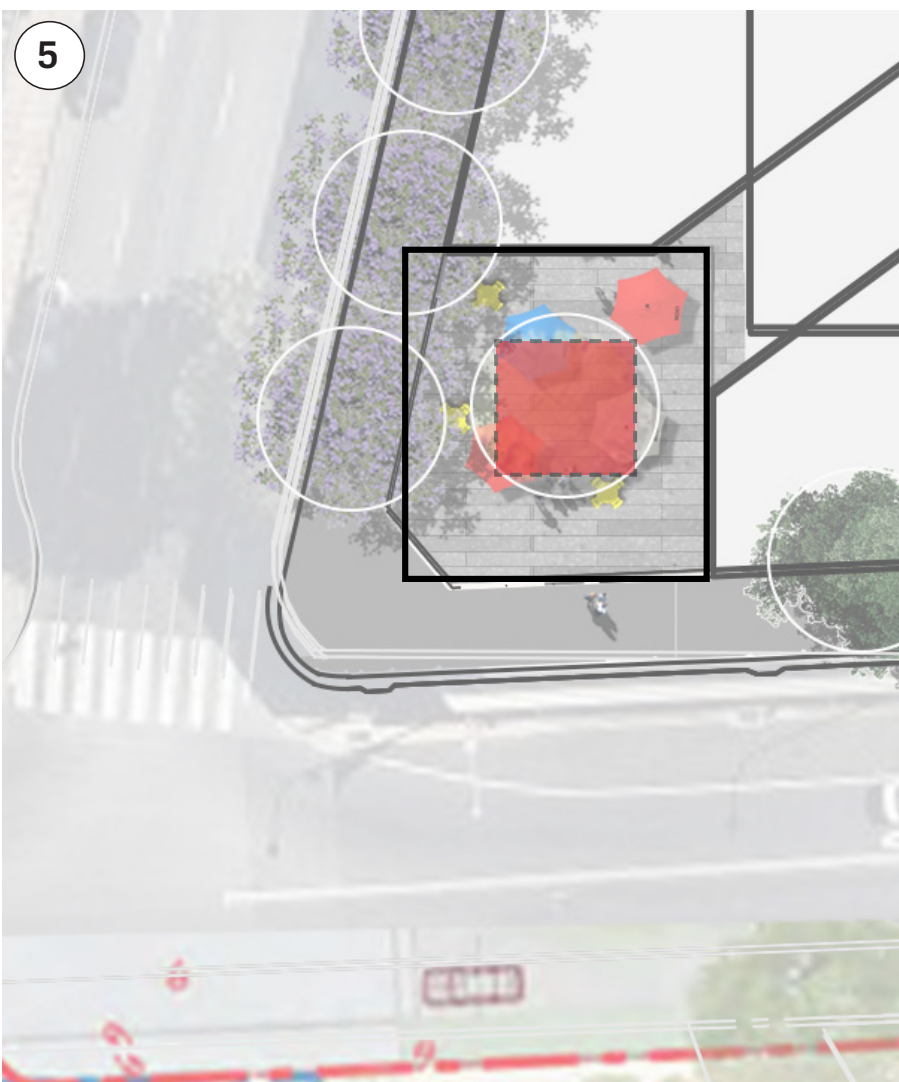


## Urban Plaza

**Minimum Soil Requirements:**

210m³ of Soil for 6 Medium Size Trees

**Providing:**  
210m³ highlighted in Red



## Metro Plaza

**Minimum Soil Requirements:**

35m³ of Soil for 1 Medium Size Tree

**Providing:**  
36m³ highlighted in Red

# 8.0 OPEN SPACE PEER REVIEW RESPONSE

The following responds directly to the five peer review recommendations relating to open space and recreation on page 32 of the Cred Report. It draws from the previous work and current planning proposal documentation.

## Peer review recommendation

Support new open space, however a larger amount is needed.

- The site generates overall 2.5ha of public open space if it is to maintain existing level of provision in the CB Centre, higher than the 1.1ha proposed by Urbis.
- The proposed open space network does not result in a complete 200m walking coverage of the site. The proposal includes open space that is not actually public but serves more of a commercial purpose. In addition to the proposed parks/civic spaces Cred recommends a park of at least 0.15ha to be provided on the eastern block.

## Urbis Planning Response

- The provision of open space is constrained by the presence of an existing sub-regional shopping centre that is being retained. This serves to reduce the ability to provide open space when compared to a cleared site.
- The proposed park exceeds the minimum requirements for the provision of central open space at the site, along with other pedestrian focussed and tree planted plazas and linkages.
- The provision of open space represents more than 15% of the net developable land (NDL) given the presence of the retained shopping centre. To provide 2.5ha of open space as part of this development is not achievable, as it would result in some 44% of the NDL for the development being required for open space.
- The Proponent is also seeking to contribute to the provision of multi-purpose sporting facility off-site as part of the scheme.
- The location of the Central Open Space means that the entire site will be within or only slightly beyond 200m from this space. The Western side of the site is also within 200m of Paul Keating Park.
- Due to the retention of the existing part of the shopping centre within the Stacey Street Precinct which takes up the majority of the footprint of the block, the provision of an additional park at this eastern side of the site cannot be achieved.

## Peer review recommendation

- Support a city park but larger and consolidated
- Cred recommends one consolidated city park of at least 0.5ha up to 2ha on site, with no walking/ cycling path puncturing the centre and splitting the park in two pieces.
- The central park from the development should also be wider and longer to increase its use and capacity and have good access to natural light.
- Will need to accommodate local uses as Paul Keating park is regional/civic use including fitness equipment, informal kick around and play.

## Urbis Planning Response

- The peer review states the minimum size of a park should be 5,000m<sup>2</sup>. This is the minimum size cited in the draft Design Guide for a local park in medium to low density areas (2018: 18).
- In high density areas “the minimum size of a local park is 3000m<sup>2</sup>. In high density areas, parks are sometimes as small as 1,500m<sup>2</sup>” (2018: 18). High density areas are defined in the draft Design Guide as having a density of 60 dwellings/ha or more.
- The Central Open Space in the current landscape plans is 5,001m<sup>2</sup>. This exceeds both the 3,000m<sup>2</sup> and 1,500m<sup>2</sup> minimum park sizes for high density areas.
- Following discussions with Council, the width of the park was increased to facilitate improved solar access. In addition, the park will accommodate a range of facilities, including:
  - Playground.
  - Outdoor exercise equipment (as per Council requirements).
  - Outdoor Multi-purpose sports (half) court.
  - Small and medium scale gathering spaces for studying and passive recreation.
  - Covered outdoor food and beverage areas (around the perimeter of the park interfacing with adjoining buildings where viable).
  - Open flexible lawns for events, markets, movies, festivals etc.
  - Amphitheatre seating steps and stage for events and social gatherings.

## Peer review recommendation

Do not support this being defined as a “public open space”

- Highly commercialised site with a retail setting. Our review does not consider that this space accommodates the needs of future residents of the development, will primarily cater for visitors to the retail precincts.
- Due to basement underneath, there is no capacity for deep-soil planting and subsequent substantial shade and tree canopy. Support the provision of a revised public park which should be minimum 0.5ha

## Urbis Planning Response

- Since the lodgement of the Planning Proposal, a DA has been progressed and approved for the western edge of the Rickard Road Precinct (DA-528/2020 approved 19 July 2021).
- This amended the Jacobs Street Plaza, which was amended to retain tree planting and introduce raised seating and planters along with artificial turf and mounds for play opportunities allowing for greater public accessibility.
- As identified earlier in this document, the soil depths proposed are suitable to accommodate the relevant sizes of trees that are to be planted at the site to allow them to grow to a healthy maturity

## Peer review recommendation

- Support - Cred supports an urban plaza which could cater to pop-up events and activations. There should be adequate seating in all these public spaces. Public art within the plaza could be reflective of local stories and culture.

## Urbis Planning Response

- Support noted – The detailed design approaches suggested by Cred can be considered by the urban and landscape designers at the development application stage.

## Peer review recommendation

- Support - Cred supports a shared pedestrian cycle path along Rickard Road, but this is proposed in the concept but not identified in the Urbis recommendations

## Urbis Planning Response

- Support noted - As is typical, the scope of the Community Needs Assessment did not include a review of active transport infrastructure. However, negotiations are continuing with Council for the delivery of this cycle path. Vicinity are committed to the implementation of a shared pathway.



