

Opportunities plan Bankstown and Chapel Road Precinct.

Large fragments of the original Cooks River estuary and riparian and forest surrounds provide a unique opportunity to create a large ecological parkland in the heart of Sydney, with links to Rookwood Cemetery, Cooks River Parklands and Potts Hill Parklands.

The intermodal upgrade creates opportunities for business.

As a large industrial area with excellent road connections to central Sydney, Chullora is well positioned to become a leading business park. Intensification and more offices and jobs with better amenity would help realise its potential.

A new subdivision and new mid-block streets would be required across the business park to improve connections.

Cooks River can be restored and linear parks alongside the river could provide a setting for commercial headquarters.

Rookwood Road from Amy Street to Hume Highway could be a grand road and frontage for the Chullora business park, yet still carry significant traffic.

Streets and smaller lots can provide variety within the business park.

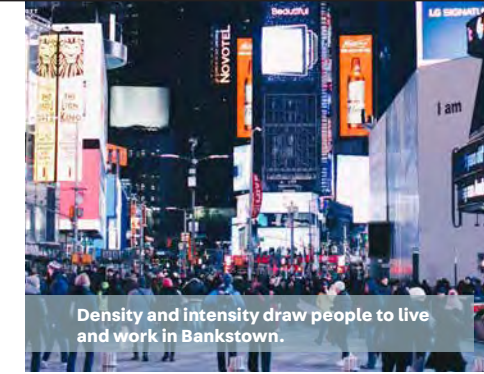
Chapel Road can evolve into a vibrant street, with high quality building, park and street design.

Pedestrians and cyclists can be encouraged to use Chapel Road by providing more civic and community uses along the Road.

Bankstown can include taller, high-density commercial and residential towers, with commercial uses along most streets.

The Appian Way will be transformed into a pedestrianised street, lined with shops and restaurants.

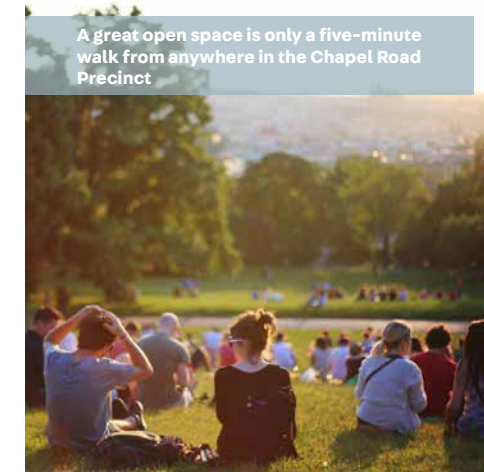
An integrated station development at Bankstown could transform the city centre.



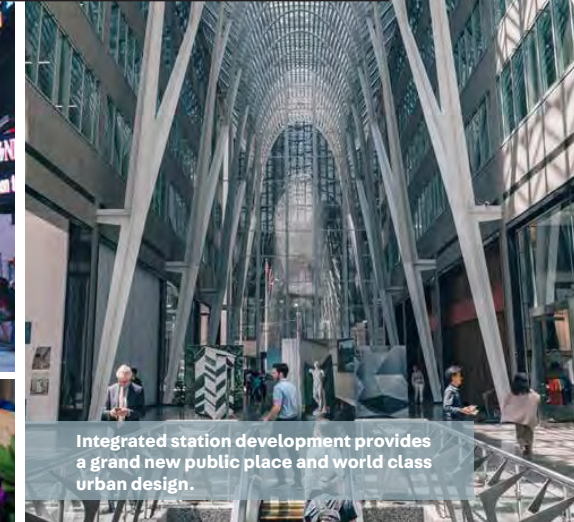
Density and intensity draw people to live and work in Bankstown.



Bankstown retains its colour and small scale character.



A great open space is only a five-minute walk from anywhere in the Chapel Road Precinct



Integrated station development provides a grand new public place and world class urban design.



The Appian Way is full of activity, with great retail, public art and pedestrian areas.



Integrated station development creates floor space.



Chapel Road is a grand and desirable city street.



Chapel Road Precinct, with the Bankstown CBD at its heart, is Canterbury-Bankstown's primary growth area. It will continue to evolve as a city centre and a major destination for shopping, jobs and civic and cultural activities, characterised by a distinctive and quality designed public domain.

Chapel Road Precinct, Connective City's heart - Chullora to Bankstown

Bankstown City Centre is Canterbury-Bankstown's premier urban centre and will provide an anchor of activity for the Chapel Road Precinct, connected to Greater Sydney by an underground metro system.

The Bankstown CBD will continue to be the premier location for commerce, civic, cultural, administrative and social activity for *Connective City 2036*. This will be enhanced by the introduction of major infrastructure such as Sydney Metro, universities and hospitals and renewal of strategic sites.

The Appian Way will be transformed into a pedestrianised street lined with shops and restaurants over the underground Sydney Metro station. Streets will radiate from The Appian Way to an interconnected network of places with real character, creating buzzing, 24-hour city life.

Major public health, transport and education institutions form anchors in the precinct; around these, we expect to see development opportunities that reflect an understanding of each area's existing qualities and community and business interests. This will be planned for in collaboration with State agencies.

Chapel Road Precinct and Bankstown will be the location for major civic and cultural spaces and places that will draw people from across the city to enjoy major events and celebrations.

Bankstown will include taller, high-density commercial and residential towers, with commercial uses lining most streets.

Chapel Road from Macauley Avenue to Rookwood Road will be a tree-lined, wide footpath boulevard where people can take the bus, walk, cycle or drive between Bankstown, Chullora Business Park and further on to Padstow. Chapel Road connects public buildings, parks and public places. Nearby, Salt Pan Creek is a major ecological and cycling

route linking Bankstown to Padstow.

Existing land uses such as hotels, shops and housing add vibrancy and encourage pedestrians and cyclists to use Chapel Road.

Chapel Road Precinct will evolve using the highest quality building, park and street design, and will attract visitors from afar to experience and enjoy its unique character.

Chullora Business Park emerges as one of Greater Sydney's premier business and technology hubs, attracting corporate headquarters, knowledge-intensive jobs and a mix of office, industrial, urban industrial and commercial businesses. A master plan guides larger building forms that drive activation within a distinctive structure of wide streets, parks and on-street retail.

Cooks River Park sits at the heart of the Business Park, with wide linear parklands along both sides of the river creating a quality setting for corporate headquarters. The park extends to Yanu Badu Wetlands which is extended to include remnant Cooks River bushland between Rookwood Road and Strathfield Golf Course.

Where we can plan in a way that we won't negatively impact water management and ecology, we will aim to create places for people to relax, exercise and enjoy nature.

Completing the Chullora Business Park is Transport for NSW's Chullora Train Heritage Museum, which holds activities and educational tours and hosts corporate events.

Not far away, and linked by public transport along Marion Street is the Bankstown Aviation and Technology Precinct, providing jobs within a business park setting.

Key open spaces such as Paul Keating Park, Memorial Oval and Bankstown City Gardens continue to offer the City quality outdoor spaces for community and civic events. Renewal of major sites will offer new opportunities for new open space and linkages.