

## **BANKSTOWN MASTER PLAN – LANDOWNER EARLY ENGAGEMENT PRESENTATION: VICINITY CENTRES**

**Attendees:** *Council*

Stan Kondilios (Probity Officer, Hill and Willcox)  
Renata Ferreira (Team Leader, Urban Design, Canterbury Bankstown Council)  
Shona Porter (Coordinator, Strategic Assessments, Canterbury Bankstown Council)  
Camille Lattouf (Team Leader, City Shaping Projects, Canterbury Bankstown Council)  
Albert Madrigal (Urban Renewal Specialist, Canterbury Bankstown Council)

*Vicinity Centres*

Nik Wheeler (Associate Director, Urbis)  
David Waldren (National Head of Design, Vicinity)  
Ben Sawers (Development Manager, Vicinity)  
Samantha Horsfall (Assistant Development Manager, Vicinity)

I Certify that these minutes are  
true and correct.

Stan Kondilios  
Partner/Probity Advisor



**Date:** Wednesday, 23 September 2020

**Time:** 3.00pm

**Location:** Microsoft Teams meeting

**Purpose:** To discuss the Vicinity Centre Team's early land owner engagement submission to the Bankstown Master Plan, who are the applicants for the live Bankstown Central Planning Proposal and Development Application with the City of Canterbury Bankstown

### **Discussion:**

1. Introductions were made between Council and the Vicinity Centres Team.
2. Camille Lattouf stated that the meeting was an opportunity for questions and clarifications in relation to the Vicinity Centre Team's landowner early engagement submission to the Bankstown Master Plan.
3. Camille stated that the Bankstown Central Planning Proposal will continue to be progressed with Shona Porter's team, separate to the Master Planning process.
4. David Waldren asked Council what information they would like from the Vicinity Team for the meeting, in light of Council already receiving the information in the landowner early engagement package for the Bankstown Master Plan.
5. Camille stated that the submission provided in the landowner early engagement submission was clear, and that the meeting would be more productive if it focused on questions and clarifications between Council and the Vicinity Team in relation to the early engagement package, rather than the Vicinity Team repeating the information that was submitted. David agreed and said that this would be the most productive way to utilize the meeting.
6. Camille asked the Vicinity Team what was the evidence and reasons underpinning the proposed commercial floor space and land use mix in the Bankstown Central Site as detailed in the landowner early engagement submission.

7. David responded that the proposed land use mix was based upon the Vicinity Team's future vision for Bankstown and future market drivers. While the proposed commercial floor space is high for the current market, there is likely to be more demand for commercial floor space in the future in consideration of the committed infrastructure within Bankstown City Centre.
8. Camille mentioned the proposal of approximately 14,000sqm of community and cultural space for the Vicinity Centres Site. He acknowledged that this would have broader community benefits and requested the Vicinity team to clarify the type of community and cultural uses to be proposed.
9. David stated that there is opportunity to provide for community needs that are commercially feasible on the site. He mentioned ideas such as a child care centre, play space and exhibition pop up spaces to support artists and entrepreneurs. David cited some international examples where this type of space has been developed.
10. Camille requested for international examples of exhibition pop up spaces. David responded that his team will send Camille some examples.
11. Camille asked the Vicinity Centres Team about their thoughts on any opportunities for sustainable infrastructure on the site in relation to energy, water and waste.
12. David explained that they have a partnership with Veco, a large private solar energy generating business. There is potential to implement solar power on the site and distribute some electricity into the network and re-sell any unused electricity to other parties. He also mentioned the Vicinity company's investment and interest in a battery facility and extending solar energy on a precinct-wide scale. The company is also looking at opportunities for waste-to-energy generation through compostable waste. However, this may be problematic under current Environmental Protection Authority Guidelines. David stated that the site is not yet ready for increased water storage.
13. Camille stated that it would be good to get more information on the VECO partnership and for the Vicinity Team to be more engaged with Council's sustainability team on this project.
14. David stated that he would be happy to send the information on VECO through to Council and that they would be happy to be more engaged with Council's sustainability team.
15. Renata Ferreira asked David why he didn't think that the site was ready for water storage.
16. David said that increased water storage in the area needs to be achieved at a precinct-wide scale. Bankstown doesn't currently have the infrastructure to successfully achieve this initiative.
17. Shona asked the Vicinity team on their thoughts of the '*Build-to-rent*' model.
18. David responded that they were looking at the '*Build-to-rent*' model for the Vicinity Centres site. However, at the moment it is challenging as it is difficult to make this model feasible.
19. Shona asked David how they are considering the future feasibility of employment floor space within the current COVID-19 pandemic climate.

20. David responded that he thinks there is a significant opportunity for commercial office floor space in Bankstown in the future. There will be a significant desire for employees to work close to home and a lot of companies are interested in providing a 'hub and spoke' model, enabling workers to work closer to home in a smaller office environment.
21. David also stated that the community is more conscious of illnesses and protecting their health under the current climate. There is an opportunity to provide higher grade air conditioners that impede the transmission of viruses. As people will be more wary of virus transmission, new generation offices with good air filtration systems will be more attractive.
22. David started discuss their current Development Application for the site in relation to the proposed commercial towers. Stan Kondilios stated that this was a live Development Application and the conversation should cease around this topic. The conversation ceased in relation to the Development Application.
23. Renata asked David on what his thoughts were on minimum floor plates for commercial offices.
24. David stated there was an increased demand for smaller commercial floor plates and in designing for commercial towers for the Vicinity site, they have incorproated offices that can be easily subdivided and re-purposed into smaller spaces.
25. Camille asked David if there have been any pre-commitments from tenants to lease any proposed commercial office spaces on the site.
26. David stated they wouldn't seek pre-commitments from commercial tenants until they possess an approved development application. However, they have ascertained desirability in the market for office space, and Bankstown has a high desirability for these spaces from a commercial point of view. To attract more tenants, Bankstown needs to build more high-quality commercial office spaces to build a base of acceptance for businesses to establish themselves in Bankstown.
27. Nik Wheeler asked Council on the program moving forward for the Master Plan.
28. Camille responded that the Bankstown Central Planning Proposal will still be processed. In relation to the Bankstown and Campsie Master Plans and Planning Proposals, they will continue to be developed and submitted to Council for consideration in March 2021.
29. Nik Wheeler asked Shona if they are likely to receive comments on the Bankstown Central Planning Proposal by the end of the month. Stan interjected and stated as the Planning Proposal is live and a separate matter, Shona can't answer that question. The conversation ceased in relation to the Bankstown Central Planning Proposal.
30. Nik Wheeler stated that they are happy to share their economic analysis of the commercial market in Bankstown with SGS Economics and Planning, who are currently doing an economic study for Bankstown to inform the Bankstown Master Plan. Camille responded that Council is currently working with Shona's team to work out the appropriate land uses for Bankstown and Council will take Nik up on his offer if needed.
31. The meeting came to a close and thank you and goodbyes were stated between Council and the Vicinity Team.