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Issued by email: [Camille.Lattouf@cbc.city.nsw.gov.au](mailto:Camille.Lattouf@cbc.city.nsw.gov.au)

Dear Camille,

## RE: SUBMISSION ON THE 8 PLANNING PRIORITIES FOR BANKSTOWN CITY CENTRE

On behalf of the co-owners of Bankstown Central, Vicinity Centres and Challenger, we have pleasure in taking this opportunity to provide this submission to respond to City of Canterbury Bankstown's early engagement with landholders on the *8 Planning Priorities* for the Bankstown City Centre as part of the masterplan process under the *Connective City 2036 Local Strategic Planning Statement*.

As a significant landholder within the Bankstown CBD, we; the co-owners, welcome the opportunity to demonstrate how our proposed \$1.3 billion investment aligns with the City's strategic aims, will contribute to Bankstown's prosperity, and create an aspirational live-work-play destination.

### About Vicinity Centres

Vicinity is one of Australia's leading retail property groups with a fully integrated asset management platform and \$26 billion in retail assets under management across 64 shopping centres, making it the second largest listed manager in Australian retail property. Listed on the Australian Securities Exchange, Vicinity has 13 shopping centres in NSW, employing more than 12,500 staff and taking in more than \$3.3 billion each year in retail sales. Within the Canterbury-Bankstown LGA, Vicinity, together with Challenger, own and operate both Bankstown Central and Roselands Shopping Centre.

### Bankstown Central

The Bankstown Central site is adjacent to the Bankstown Station and covers a significant portion of the centre of the Bankstown CBD. The 11.4-hectare site includes a bus interchange that services seven routes and offers parking for over 3,150 vehicles. Bankstown Central currently provides employment for 1,100 people across 85,900sqm of retail floor space and is anchored by Myer, Big W, Kmart, Woolworths, SUPA IGA and extensive fresh food offerings. The food court has recently undergone a transformation and increased its seating capacity to 600. The complete site is situated within an 800m walking radius of the Bankstown Station.

It is located at 1 North Terrace with Appian Way and The Mall on the western edge and Stacey Street (part of the A6) on the eastern boundary. The site is divided by Lady Cutler Drive.

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### Our vision for this site

Bankstown Central has been an important part of the community and the local economy since 1966 and is now a prime asset for revitalisation. We see an opportunity to invest in this site in a way that aligns with the City's 8 Planning Priorities for Bankstown City Centre while also responding to the broader strategic vision of the Greater Sydney Commission and the South District.

Our long-term vision will position Bankstown Central as a high-quality contributor to the new CBD for Sydney's south west, creating more than 100,000sqm of additional commercial space and providing even more local employment opportunities. The community will benefit from a revitalised destination with high-value employment, diversity of housing choice, and new places to gather and spend time. When complete, Bankstown Central will offer more than 8,400 jobs and an innovative retail experience, attracting an additional \$88 million spending with retailers each year.

The redevelopment will provide accessible, open and green public space, equal to more than twice the size of Paul Keating Park. This includes a new City Park, a garden-lined boulevard, and an Eat Street destination for outdoor dining and community events. Furthermore, it will support the renewal of an aging retail asset in a way which will better serve the local community aligned with the City's intended future role of the Bankstown CBD.

### Our vision will help realise extensive benefits:

- Redevelopment of this significant landholding in the Bankstown CBD and attract further investment to the city centre.
- Encourage a car-free lifestyle by providing commercial office space and residential apartments close to the existing Bankstown Railway Station, future Metro station and relocated bus interchange, in a manner that will facilitate patronage of these transport services.
- Creation of a high-quality mixed-use precinct, including retail, commercial, hotel, residential, health and student accommodation offerings that will complement the location of the Western Sydney University Campus (Bankstown) and Bankstown Hospital relocation.
- Significant improvement in the public domain in the heart of the CBD, including the provision of significant areas of publicly accessible open spaces.
- Provide an estimated additional population of 11,230 residents, visitors and workers each day into the Bankstown Central site.
- Future open space provision on the site will total 11,100sqm with a large central space of 4,500 sqm.
- The new population will inject \$88 million in additional retail spending each year in the local economy.
- 12,700 FTE direct and indirect jobs supported on site and in the surrounding region
- An additional 136 new local businesses onto the site.

### 8 Planning Priorities for Bankstown City Centre

As part of the development of the masterplan, Council has set eight strategic priorities to help achieve the vision set under *Connective City 2036*. Early engagement is intended to provide large landholders with an

understanding of Council and the community's aspirations for the Bankstown City Centre, opportunity to collaborate and explore new ideas and discuss the ability for potential development to provide good urban outcomes. Importantly, private sector investment will be fundamental to achieving the outcomes outlined in Council's 2036 vision. We see the future of Bankstown Central as 'where interesting happens' - drawing on the city's melting pot of cultures and their aspirations to create a live-work-play precinct where the car is replaced by a network of pedestrian streets and open spaces and outside dining and events take the place of street-level parking, we see the future of Bankstown Central contributing to Council's vision for Bankstown.

Given the scale and significance of our holdings Vicinity wants to be a leader and active participant in this important discussion and ensure that local communities, key stakeholders and decision makers are all part of the journey.

## Response to planning priorities

### Priority 1: Prioritise better public transport usage and increased space for pedestrians

Bankstown Central has long been identified as a strategic site for Transit Oriented Development, with its location at the core of the Bankstown Strategic Centre. By co-locating offices, homes, retail and transport at Bankstown Central, there will be significantly less reliance on cars for people who choose to live, work and play in South West Sydney.

The Bankstown Central masterplan is largely consistent with *Complete Streets* and captures a vision for a mixed use and green urban setting with active edges and pedestrian-focused spaces where there are currently in-active and structured carparks. The Bankstown Central masterplan presents an urban centre of diverse uses supported by public transport, complete streets, open space networks, and multiple urban functions. It incorporates the street hierarchy and traffic management principles of the *Complete Streets* plan. Rickard Road and Stacey Street are key elements of the Ring Road system. Local streets, shared streets, dedicated pedestrian streets and lanes connect to surrounding pedestrian networks to ensure pedestrian primacy and high degrees of site porosity. The new north to south pedestrian connections contribute to the revitalisation of the Bankstown CBD pedestrian network.

The masterplan concept does not directly provide for a new 20m wide extension of The Mall through the subject site as this function is provided through the existing Centre which experience will be improved over time as the Centre itself is revitalised. The masterplan does however provide other important opportunities for pedestrian permeability including a garden boulevard running between Jacob Street and Lady Cutler Ave which provides pedestrian connections to Stacey Street.

The proposal will accommodate and facilitate a new bus interchange via a Jacobs Street extension through the owner's site to North Terrace. The details for an interim and final bus solution are in the process of negotiation with Transport for NSW.

To encourage travel modes other than private vehicle, it is proposed to adopt a travel demand management approach, through preparation of a site travel plan to meet the specific needs of the site, future employees, residents and visitors, and encourage the use of public transport. Appropriate parking

will be provided as part of future Development Applications, consistent with the site's location in the Bankstown CBD and the objective of reducing traffic generation.

### Priority 2: Deliver local jobs, a strong local economy and a diverse skilled workforce

The co-owner's plan for a \$1.3 billion investment that will deliver a vibrant mixed use precinct offering quality retail and creative space, public domain, commercial office, childcare, student housing, hotel and residential space across the site in stages over the next 20 years or so to 2041.

The Bankstown Central masterplan will facilitate the provision of commercial floor space and land uses which will create jobs and opportunities for economic growth to help meet targets contained within *Connective City 2036* and further supported by the draft Employment Lands Strategy.

#### Vicinity's anticipated development will deliver:

- 14,800sqm of retail and creative spaces
- 11,100sqm of public open space
- 106,000sqm of commercial office space
- 900sqm childcare centre
- 1,664-bed student housing facility
- 656-room hotel
- 84 serviced apartments
- 929 apartments

The employment and economic benefits likely to be generated from the full redevelopment of Bankstown Central are significant.

#### These benefits include:

- **332 Full-time Equivalent (FTE) direct and indirect construction related jobs** per annum on average over the 20-year construction period.
- Some **\$550million Gross Value Added (GVA) to the NSW economy** from construction, in net present value terms.
- A net uplift of **12,700 FTE direct and indirect jobs supported on site and in the surrounding region** on an ongoing basis during operations of the new facilities at capacity.
- A net uplift of **\$840 million of annual direct and indirect GVA contribution** to the State economy on an ongoing basis, in net present value terms.

As a catalyst for the emerging Bankstown-Lidcombe health and education precinct, Western Sydney University and Canterbury-Bankstown Council have identified a site for a new world-class teaching and research campus within 100-metres of Bankstown Central. The campus will accommodate up to 7,000 students, who will benefit from the proposed 1,664 student accommodation beds and broader retail and

amenity offer within the Bankstown Central Masterplan. Research by Urbis for Vicinity found the scale of student accommodation proposed at Bankstown Central will represent 85 per cent of the total supply in the catchment by 2036.

Currently 70 per cent of Canterbury-Bankstown LGA resident workers leave the LGA to go to work and retail trade is the second highest employment type in the LGA (10.4 per cent). The Bankstown Central proposal will grow this job market for locals. The additional supportable retail floor space and businesses will lead to \$88.2 million in annual retail spending by on-site residents, visitors and workers and potentially lead to 136 new businesses.

It will also support the growth of the night-time economy within the Bankstown CBD, encourage the activation of primary, secondary streets and further promote new lifestyle and entertainment uses within the CBD. Bankstown town centre will become an open, vibrant hive of activity connecting the future metro station, public parks, civic centre, new education campuses, and retail, services and entertainment at Bankstown Central. Residents of the wider region will gain an improved central community hub to eat, shop, work and play.

### **Priority 3: Promote a healthy and living river system that flows through the Georges River catchment**

Planning for Bankstown Central will consider design options which support the reduction of potable water across the development by focusing on the improvement and efficiency of building attributes and operations.

#### **The design will explore:**

- A reduction in potable water use, through the instillation of highly efficient fittings and fixtures. To prevent water waste, potable water flows will be reduced in line with the WELLS certified taps, showers, and toilets.
- A selection of highly efficient whitegoods will be considered in line with a water efficient WELS Star rating.
- Ongoing rainwater capture and storage will be explored. The project team will undertake a rainwater capture assessment during the detailed design to confirm roof run off areas are feasible.
- Where feasible rainwater re-use will be considered for landscape irrigation to all green areas and landscaping surrounding the development and within the site boundary.
- The provision of low water or drought resistant and native planting for all green spaces.
- Well designed and controlled cooling towers. We will also explore the feasibility of using recycled rainwater for cooling towers top up.
- Opportunities to provide fire protection systems that ensure test water is either collected, stored and re-used or recirculated.
- Integrating Water Sensitive Urban Design into the infrastructure and landscape to minimise peak storm water outflows from the site and reduce pollutants entering the Georges River catchment.

- Pollutant reduction targets have been selected based on targets commonly used by Sydney local governments and Green Star Certification.

#### Priority 4: Create an integrated network of ecological and green spaces

The concept masterplan will provide an additional 11,100sqm of open space including a City Park, a playground, an urban plaza, a food precinct, a garden boulevard to accommodate the different public events and activity needs. The open spaces are linked by the varied pedestrian connections including arcades through the retail buildings, pedestrian paths and shared ways.

The Garden Boulevard is designed to be the green corridor through the site, and is extended and connected to the civic centre, the library and knowledge centre, with quality landscape features and broad tree canopy. The City Park, as the open space focus, provides the gathering and entertaining opportunity for the local community. An urban plaza is proposed in the Town Centre precinct, this space will total approximately 4,500sqm.

Bankstown CBD currently has a low provision of open space, and with limited variety. The concept masterplan envisions extensive high-quality public open space, equating to more than twice the size of Paul Keating Park. The redevelopment will provide a variety of open spaces to facilitate a range of social needs for all ages and all cultures and positively contribute to the urban tree canopy of the Bankstown CBD.

Open space is becoming increasingly important as housing densities increase. This provision will greatly improve the wellbeing and amenity of visitors and residents to Bankstown into the future as the Bankstown CBD evolves.

#### Publicly accessible open spaces in the proposal include:

- City Park
- Garden Boulevard
- Urban Plaza
- Jacobs Street Food Plaza and Street Extension
- Traffic calming of Lady Cutler Avenue
- Amphitheatre and stage
- Adventure Play (Sculptural)
- Community Lawn
- Passive Recreation - Seating Pods, Workstations
- Water Play and Seating
- Green Streets Shared Pedestrian / Cycle Path
- Pedestrian Laneways
- Market Lawn



### **Priority 5: Provide diverse, accessible, and affordable housing**

The concept masterplan demonstrates how residential accommodation, including student accommodation, can be provided close to a public transport hub to support the strategic direction for Bankstown.

It will deliver more housing in the Bankstown CBD, diversifying the mix in Canterbury-Bankstown, and promoting quality choice and affordability. The Bankstown region is dominated by detached housing. Detached housing is also significantly more expensive - the median apartment price in the Canterbury-Bankstown LGA was 49 per cent lower than the median house price in 2018.

The proposal seeks to provide a wide variety of housing typologies such as student housing, serviced and residential apartments in a build to rent format. The proposed development includes 929 new apartments, of which 5 per cent (46 apartments) will be delivered as affordable housing units. An assumed 1,664 bed student housing facility will directly support the anticipated student population generated by the currently proposed Western Sydney University campus, as well as 84 serviced apartments. The student accommodation and build-to-rent residential apartments will introduce new housing typologies not currently provided in this location.

The provision of these typologies will support the identified future role of Bankstown and will diversify housing opportunities from traditional market housing. Overall the proposal is consistent with the vision and objectives of the LSPS and Housing Strategy as it will provide a very significant number of new dwellings in Bankstown which will support the required growth in housing provision in the LGA without that housing needing to be provided in the suburban grid. The masterplan concept anticipates that residential use (apartments and student accommodation) will comprise about 37 per cent of the overall ground floor allocation.

#### **The proposal will facilitate:**

- 1664-bed student accommodation facility
- 929 residential apartments
- 572 hotel rooms
- 84 serviced apartments

### **Priority 6: Create cultural places and spaces which will service and celebrate many cultures, languages, activities, and age groups**

A revitalised Bankstown Central will integrate the creation of a strong address with the unique identity which has evolved from Bankstown's history and culture. The concept plan draws on the several waves of post-contact migration including Irish, Lebanese, European, Vietnamese, African and Syrian which have created a host of restaurants, eateries and cafes and a variety of celebrations and events such as Bankstown Bites Food Festival, Children's Festival and Islamic Prayer Festival.

New active frontages are proposed for the Bankstown Central site to enhance the quality of the streetscape, improve the safety and amenity, and to improve the street life of the north-east quarter of Bankstown CBD. This will include an Eat Street food destination on Jacobs Street which will celebrate Bankstown's love of food and provide a community loungeroom in which to gather with friends and family.

The redevelopment will encourage the social and civic participation of residents, workers and guests and community facilities will be inclusive and culturally sensitive. It will encourage uses which operate during evening and early morning hours in activity centres, such as cafes and restaurants, cinemas, and community facilities. Importantly, as a privately owned place these facilities will be provided by, and managed by, the private sector so that they are available to the community without cost burden to the Council.

The concept masterplan provides more than 11,000sqm of open space to encourage collaboration between residents, worker and student populations, including the provision of spaces to meet socially before and after work and during lunch breaks, places to workout, quiet meditative areas to enjoy during breaks, and facilities to support childcare provision near places of work including before and after school care and vacation care. It also responds to the need of hotel and serviced apartment guests who will be attracted to good pedestrian networks that connect visitors to major sites around the CBD and transport links.

### **Priority 7: Deliver quality design in public and private areas**

An indicative concept design for the site has been prepared by award-winning architects FJMT to realise the vision for the site. While the concept plan will be subject to a detailed design process at Development Approval stage, the first DA now presented to Council for the bus precinct sets the design standard.

#### **In summary, the following parameters were used to guide design:**

- Building heights that accord with the Aeronautical Advice received regarding the Prescribed Airspace surfaces within the Sydney Basin, as they relate to Bankstown Airport.
- Shadow analysis – maintaining an appropriate level of solar access to the surrounding properties and to maximise the direct sunshine to the public domain.
- Activation of key public realm frontages to provide a significantly improved and revitalised interface to the public spaces adjoining the site.
- Provision of high levels of amenity to the future residential occupants of the site, including consideration of building orientation, separation, floorplate dimensions, potential noise sources.
- To facilitate transit orientated development by locating the new residential population close to the train station and reconfigured bus interchange, allowing ease of access to public transport and utilising existing transport infrastructure and services.
- A concept plan that has considered the principles of the Apartment Design Guide (SEPP 65), including building separation, floorplate sizes, orientation, solar access and ventilation; to provide high levels of residential amenity to future occupants.

The result will be a welcoming, amenable, and healthy precinct with sufficient sunlight, natural ventilation, green streets and quality open space which will help mitigate urban heat impact. Overall the proposal provides 11,100 sqm of new publicly accessible open space. This provision will greatly improve the wellbeing and amenity of visitors and residents to Bankstown into the future as the Bankstown CBD evolves



### Priority 8: Deliver sustainable buildings and spaces

The mixed-use development will utilise third party audited tools such as Green Star and Well to reflect its sustainability credentials. Energy efficient initiatives will be incorporated into the design, such as high performance glazing, insulation and where relevant to its orientation external shading. All heating, ventilation, and air-conditioning will be designed with a view to minimise the operational energy consumption of both the commercial and retail zones, whilst providing the building occupants with a thermally comfortable space. Design will also be guided by a desire to create a healthy indoor environment, promote public transport use, and employ efficient and effective waste reduction strategies and activities.

The first stage of the proposed development has been designed to achieve the following sustainability targets:

- **NCC 2019** - Section J, Energy Efficiency Compliance
- **5.0 Star NABERS** Office Energy (Base Building) Rating
- **4.5 Star NABERS** Office Water (Base Building) Rating

In addition, the project will aspire to achieve the following green building certifications and corresponding targets:

- **5 Star, Green Star Certification** under the Design and As Built v1.3 Rating Tool
- **GOLD Standard WELL Certification** under the WELL (Core) Version 2 rating tool

Verification and modelling will be undertaken as planning progresses to both ensure that the development meets these objectives and, where there is market transformation in resource uses, that it adjusts to meet those changes.

## Conclusion

Vicinity Centres and Challenger thank Canterbury Bankstown City Council for the opportunity to provide feedback on the 8 Planning Priorities for Bankstown City Centre as part of the masterplan process under the *Connective City 2036 Local Strategic Planning Statement*. We commend Council on establishing 8 planning priorities that will foster Bankstown's continued growth into a thriving, modern and connected city 'where interesting happens.'

As a partnership, we are passionate about creating vibrant and dynamic spaces that contribute to the economy and celebrate and enrich the local communities. We are excited by the prospect of contributing to a revitalized Bankstown with the proposed redevelopment of Bankstown Central into a high-quality mix use precinct. This new precinct aligns strongly with Council's vision for the City Centre through the realisation of the 8 Planning Priorities. Key highlights on how we can deliver on this include:

- **Encouraging a car free lifestyle** by co-locating offices, homes, retail opportunities and transport, and offer pedestrian focused spaces which will connect with the **city's pedestrian network** – a key element of our vision for a work-live-play destination.

- Significantly contributing to the **local economy and job growth** with the development of more than 100,000sqm of additional commercial, creative and accommodation spaces that will complement surrounding developments, and create over 12,000 direct and indirect jobs.
- Contribute to the CBD's future prosperity through injecting \$88 million in additional retail spend and generating over 100 new opportunities for local businesses and bolstering a **diversity of skills**.
- Adopting a range of best practice design elements to reduce potable water use in the complex, minimise peak storm water outflows from the site and **reduce pollutants to protect the George's River Catchment**.
- Enhancing the wellbeing of the local community and the natural environment with **new, open and green connected spaces**, including a City Park, a playground, an urban plaza, a food precinct and an urban boulevard.
- Providing much needed **diverse housing** options including student housing, serviced apartments and affordable housing units – in a thriving and connected community.
- Creating a **vibrant range of community spaces** that are inclusive, sensitive, celebrate the local culture, for example the proposed Eat Street destination, which will celebrate Bankstown's love of global food, plenty of social spaces for friends and families to gather, and workout, and meditative areas for all to enjoy.
- **Placing design excellence** at the heart of what we do, and creating a welcoming, healthy precinct for residents and visitors that maximises access to sunlight, natural ventilation and green streets and only moments away from public transport.
- Holding **sustainability and energy efficiency** at the centre of design thinking and use of third party audited tools such as Green Star and Well to reflect its sustainability credentials.

Vicinity Centres and Challenger look forward to working with Council on this opportunity to bring a thriving, connected and modern Bankstown city to life.

