



ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

4 September 2020

Matthew Stewart
General Manager
Canterbury Bankstown Council
PO BOX 8
Bankstown NSW 1885

Dear Matthew,

SUBMISSION TO BANKSTOWN CITY CENTRE LANDOWNER EARLY ENGAGEMENT PACKAGE – RED LANTERN HOTEL

1. INTRODUCTION

This letter has been prepared on behalf of [REDACTED] to respond to the *Bankstown City Centre Master Plan – Landowner Early Engagement Package* (Engagement Package). This submission is made in respect of [REDACTED] interest in Bankstown in their capacity as owners of the [REDACTED] located at 280 South Terrace Bankstown (the site).

We understand that the Engagement Package provides an opportunity for landowners of strategic sites within the Bankstown City Centre to submit a briefing statement to Council which demonstrates how the future development of their site will be able to respond to the 8 Planning Priorities for the Bankstown City Centre. The site possesses the required credentials to prepare a submission to the Engagement Package noting that it is over 1,500 sqm, under single ownership, and is located within the Bankstown City Centre.

[REDACTED] see significant opportunity for their asset at 280 South Terrace Bankstown to accommodate far greater density as part of a consolidated revision of the strategic and statutory planning controls relating to Bankstown City Centre currently being undertaken by Council. [REDACTED] support Council's ambition to establish Bankstown City Centre as a location that can compete with other strategic centres within Greater Sydney and see great potential for their site to contribute to achieving Council's strategic objectives for the area.

In line with the requirements of the Engagement Package, this briefing statement provides an overview of the site and its context and a response as to how the redevelopment of the site can respond to each of the 8 Planning Priorities for the Bankstown City Centre Masterplan. [REDACTED] look forward to opportunities to discuss how their landholdings can contribute to the delivery of Council's vision in the future.

2. THE SITE AND SURROUNDING CONTEXT

The site is located at 280 South Terrace, Bankstown within the Canterbury – Bankstown Local Government Area. The site is legally described as Lot C in DP405186 and Lot B in DP348916 and extends to a total area of approximately 2,100m². It has a frontage of approximately 50 metres to South Terrace to the north.

The site contains a two-storey building with a drive through bottle shop accessed from South Terrace.

Figure 1 – Site location



Source: Urbis

The site is located within the strategic centre of Bankstown, some 175m south of the Bankstown railway station - which provides connections along the T3 line to the Sydney CBD and south-western suburbs. The station is to be upgraded to metro standards by 2024. After the conversion, metro trains from Bankstown will run at least every four minutes in the peak, or 15 trains an hour.

The Bankstown City Centre provides a range of local and regional services including Bankstown Central shopping centre located 500 metres to the north. An image of the surrounding local context is provided at **Figure 2** below.

Figure 2 – Site Context



Source: Urbis

3. RESPONSE TO GUIDING PRINCIPLES / PLANNING PRIORITIES

In accordance with the Engagement Package, this briefing statement provides an overview of the site and its context and a response as to how the redevelopment of the site can respond to each of the 8 Planning Priorities for the Bankstown City Centre Masterplan is provided in Table 1 below.

█ are currently in the process of appointing a reputable architectural and urban design firm to assist with the preparation of a site-specific urban design study. The study will provide an assessment of the site opportunities and constraints, built form options, land use compatibility, open space, and public realm design. In the absence of a specific redevelopment proposal we have provided commentary regarding how a potential future redevelopment proposal could contribute to the renewal and revitalisation of the Bankstown City Centre. It is our opinion that the site at 280 South Terrace Bankstown has the ability to accommodate far greater density and through that uplift in development potential provide significant benefits to Council and the local community.

Table 1 Response to 8 Planning Priorities

Planning Priority	Site Specific Response
1. <i>Prioritise better public transport usage and increased space for pedestrians</i>	<ul style="list-style-type: none"> • [REDACTED] support Council's vision for the future character of South Terrace as identified in the <i>Bankstown Complete Streets CBD Transport and Place Plan</i>. The site can directly contribute to the improvement of the street character by providing an awning, additional street trees and upgraded footpaths. The site can indirectly contribute by way of local contributions to other upgrades such as bicycle lanes, angled parking etc. to ensure the recommendations and priorities of the <i>Bankstown Complete Streets CBD Transport and Place Plan</i> are realised. • Given the site's proximity to existing and future planned public transport, including the Sydney Metro, it would be reasonable for any future redevelopment to provide significantly reduced private parking rates to encourage use of public transport. • The site benefits from very good existing and future planned active transport networks. Any future redevelopment would encourage the use of active transport by providing adequate on-site bicycle parking, as well as end of trip facilities.
2. <i>Deliver local jobs, a strong local economy and a diverse skilled workforce</i>	<ul style="list-style-type: none"> • The [REDACTED] currently provides employment opportunities for a diverse workforce and contributes to the vibrancy of the Bankstown City Centre. Any future redevelopment of the site is likely to involve the retention of the Hotel, including the bar, dining, and gaming areas. • The site has the potential to contribute a greater variety of employment opportunities through the delivery of additional compatible and complimentary land uses, such as retail, commercial, office, tourist and visitor accommodation and other business uses. • The site is located within a critical precinct, immediately south of the future Sydney Metro station and Bankstown bus interchange. The site should take full advantage of these excellent public transport connections whilst also ensuring it continues to contribute to the vibrant night-time economy of the City Centre.
3. <i>Promote a healthy and living river system that flows through the Georges River catchment</i>	<ul style="list-style-type: none"> • The site is large enough to adopt a comprehensive water-sensitive design approach, including harvesting rain water for use within communal open space and public domain areas, providing deep soil particularly along the street interface for street tree plantings and reduce the urban heat island effect, and providing upgraded stormwater infrastructure to future proof the City Centre.

Planning Priority	Site Specific Response
4. <i>Create an integrated network of ecological and green spaces</i>	<ul style="list-style-type: none"> Any future redevelopment of the site would provide improved public and private open space opportunities. As a minimum any future redevelopment would explore opportunities for ground and rooftop open space incorporating new landscaping, tree canopy cover, deep soil provision and water sensitive urban design.
5. <i>Provide diverse, accessible, and affordable housing</i>	<ul style="list-style-type: none"> The site provides an ideal location for residential development within the City Centre. Specifically: <ul style="list-style-type: none"> It is located immediately adjacent to the existing train station and bus interchange and future Sydney Metro station, providing significant opportunity to capitalise on public transport investment. It is north facing and is not overshadowed by any existing or planned buildings, meaning residential amenity would be high – particularly solar access, cross ventilation, outlook, and privacy. It is a large site with the ability to provide a mix of housing typologies, sizes, and tenures. It is within easy walking distance to a range of services and amenities, including schools, childcare, speciality retail, supermarkets, medical, employment, and community facilities. It is located within easy walking distance to a range of public open spaces including Paul Keating Park. The site is absent of any significant environmental constraints such as heritage, topographical challenges, or neighbouring residential development, and limited potential for site contamination or biodiversity values which would preclude development uplift. It is expected that any future redevelopment of the site for residential purposes would be required to contribute to the affordable housing supply within the Bankstown City Centre, whether that be via on site delivery of affordable housing units or a local contribution.

Planning Priority	Site Specific Response
6. <i>Create cultural places and spaces will service and celebrate many cultures, languages, activities, and age groups</i>	<ul style="list-style-type: none"> Any future redevelopment of the site would contribute directly to the delivery of high-quality public domain upgrades along South Terrace and would investigate the opportunity for public art. The site size and proximity to public transport and other services allows for the opportunity to explore other compatible uses such as community, arts and cultural facilities that may compliment the continued Hotel use and potential residential, commercial, tourist and visitor accommodation, or other business uses.
7. <i>Deliver quality design in public and private areas</i>	<ul style="list-style-type: none"> ██████ are currently in the process of appointing a reputable architectural and urban design firm to assist with the preparation of a site-specific urban design study. The study will provide an assessment of the site opportunities and constraints, built form options, land use compatibility, open space, and public realm design. ██████ are committed to ensuring any future redevelopment of the site contributes to the unique historical, cultural, environmental, and social characteristics of the Bankstown City Centre. Further, ██████ are committed to ensuring any future redevelopment contributes positively to the urban content and site conditions, as well as the quality and amenity of the public domain. The site is large in size and under single ownership allowing for its comprehensive redevelopment in accordance with strategic plans and policies. The future redevelopment of the site will be the subject of an iterative design process with Council and will exhibit design excellence.
8. <i>Deliver sustainable buildings and spaces</i>	<ul style="list-style-type: none"> The site size and location are ideally suited to providing high performance, sustainable design through: <ul style="list-style-type: none"> Optimisation of northern orientation, maximising solar access. Providing cool, ventilated spaces in the warm months and guarding against excessive wind exposure in the winter. Encourage tree canopy (evergreen or deciduous as applicable) to reduce heat gain on building facades.

Planning Priority	Site Specific Response
	<ul style="list-style-type: none"> ○ Promote wind comfort through informed design of massing and orientating of buildings. ○ Use natural landscaping to provide local wind and solar shelter. ○ Incorporating infrastructure for electric vehicle chargers, bicycle parking and maintenance, end of trip facilities etc. to encourage active transport use.

4. SUMMARY AND NEXT STEPS

In summary, [REDACTED] see great opportunity for their asset at 280 South Terrace Bankstown to play a significant role in the renewal of the Bankstown City Centre. The site's opportunity for growth will be achieved through accommodating far greater density than the current controls allow as part of a consolidated revision of the strategic and statutory planning controls relating to Bankstown City Centre currently being undertaken by Council.

The site can accommodate considerably greater density due to its distinctive site-specific credentials, including:

- A large site under single ownership allowing for its comprehensive redevelopment including delivery of significant public benefits such as increased deep soil planting, implementation of water sensitive urban design principles, and improved public domain outcomes enhancing the pedestrian experience along South Terrace.
- Absence of environmental constraints such as heritage, topographical challenges, or neighbouring residential development, and limited potential for site contamination or biodiversity values which would preclude development uplift.
- The site is located within a critical precinct south of the existing train station and future underground high-speed Sydney Metro station and adjacent to the Bankstown bus interchange.
- A large site with the ability to deliver increased floor space to create much needed jobs, housing and other services to accommodate the expected population growth within the Bankstown City Centre.
- The ability to retain the existing Hotel / Pub use which contributes to the vibrant night-time economy of the Bankstown City Centre, whilst providing other compatible and complimentary uses on a highly accessible site with great access to public transport, schools, childcare, employment, medical, open space and other community facilities.

For this reason, we request that Council continue to engage with [REDACTED] throughout the preparation of the Bankstown City Centre Master Plan to ensure the future potential of the site is realised. [REDACTED] look forward to sharing the findings of the site-specific urban design study currently being prepared with Council at an appropriate time.



Please do not hesitate to contact the undersigned on [REDACTED] should you require anything further.

Yours sincerely,

A handwritten signature in black ink, appearing to read "J. Wilson", with a stylized, flowing script.

Samantha Wilson
Associate Director