

ankstown *City Centre*

September 2021 | Master Plan | Draft for Council

Acknowledgment of Country

The City of Canterbury Bankstown acknowledges the traditional country of the Darug (Darag, Dharug, Daruk and Dharuk) and the Eora peoples.

We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to Aboriginal and Torres Strait Islander peoples living today.

Council also acknowledges other Aboriginal and Torres Strait Islander language groups in the City and works closely with Aboriginal and Torres Strait Islander communities to advance reconciliation in the City.

**If we care for
country it will care
for us**

Aboriginal and Torres Strait Islander peoples should be aware that this contains images and names of people who have passed away.

Mayor's message



I am pleased to present the Draft Master Plan for Bankstown City Centre. This is a strategic document that will transform Bankstown into a leading health and education precinct within the Sydney Metropolitan Area.

Bankstown City Centre is at the cusp of major transformation. Major city shaping infrastructure investments underway in the form of a new Sydney Metro Station, the Western Sydney University vertical campus and a committed \$1.3 billion hospital for Bankstown.

With unprecedented institutional and transport infrastructure investment comes opportunities for more people to live, work and learn in Bankstown.

We can leverage off the employment, educational and housing opportunities that come with investment and make Bankstown a truly vibrant, livable and productive city.

The Master Plan delivers on the vision of our Local Strategic Planning Statement "Connective City 2036" along with the Greater Sydney Commission's Planning Priorities in the South District Plan.

We will provide capacity in planning controls to accommodate up to 25,000 jobs, 25,000 students and 12,500 new dwellings by 2036. Our city will be an active and vibrant centre, our economic engine room, and a place that serves the needs of our city.

The Bankstown of the future will feature a high-quality public domain with widened footpaths, new landscaping, an integrated bicycle path network and a place where ecologically centred living is a reality. We will encourage high quality buildings that are connected to new and enhanced open space. Bankstown City Centre will be carbon neutral by 2050, requiring high standards in ecological sustainability.

I look forward to the future of Bankstown growing into a thriving centre for present and future generations. It is imperative that the community helps shape the future of Bankstown and that we, the Council, continues to listen throughout this process. Following community engagement, this plan will become the framework for changes to planning controls in the Bankstown City Centre.

Bankstown is our most strategically important centre and we need to ensure the conditions are right to encourage new development that meets the needs of our growing city. This Master Plan is Council's foundation to realise Bankstown as the vibrant, green, connected and active centre of our City and a place where people from across Greater Sydney and beyond will come to work, learn, live and visit.

Khal Asfour
Mayor, City of Canterbury-Bankstown

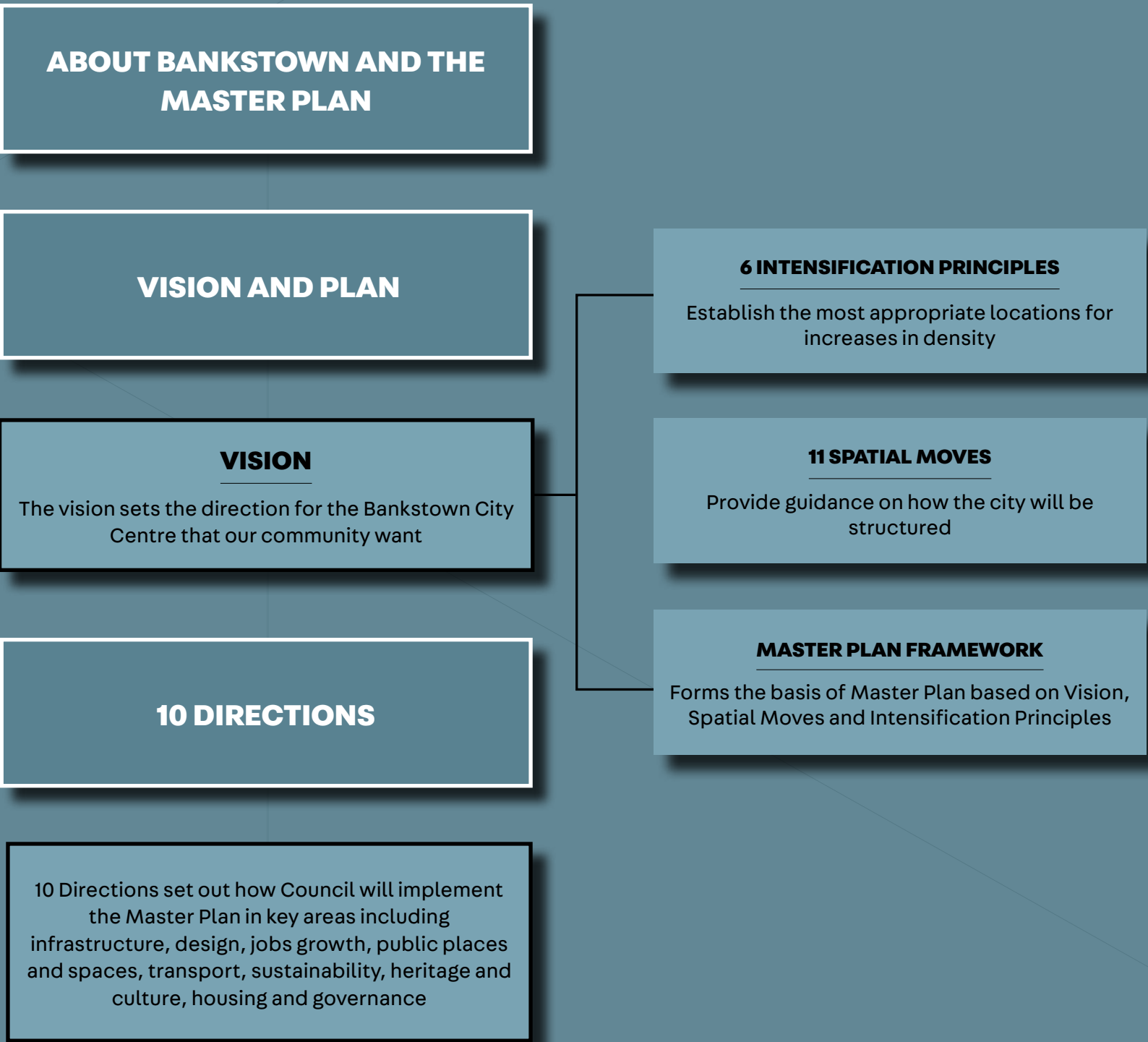
A Plan for Bankstown City Centre

Bankstown is the heart of Canterbury Bankstown's civic and commercial life. The Bankstown City Centre Master Plan aims to have more people living, working, studying, visiting and investing in our largest strategic centre. Creating a liveable, vibrant, sustainable and accessible place that supports attracting jobs and investment is central to the Master Plan. Well planned growth will help reinforce Bankstown's existing qualities. Our streets will be pedestrian friendly, lively places in the day and night, contributing to a sense of safety, attractiveness and inclusiveness. Higher density living and jobs growth will be well located around the future Metro Station, and close to amenities, services and infrastructure. The Master Plan is an innovative framework which will set Bankstown City Centre on a path of becoming a genuine health, academic, research and training precinct.

The Master Plan directly responds to a number of drivers for change, including:

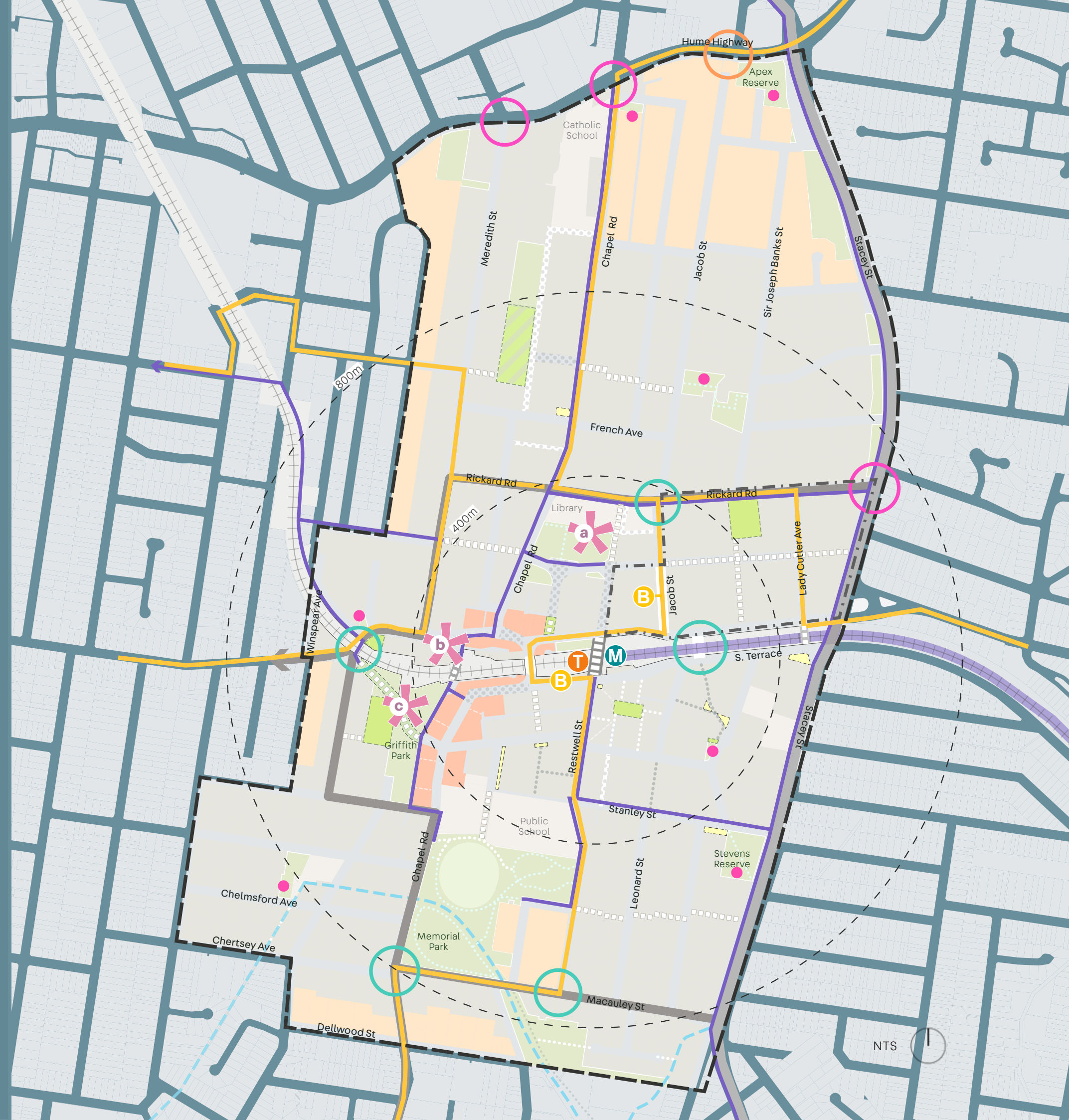
- **Jobs growth, which leverages off key government and institutional investments in transport, education and health**
- **Housing affordability, by providing a range of housing types, and introducing mechanisms for the delivery of affordable housing**
- **A growing population, with diverse needs in terms of housing types and access to infrastructure and services**
- **Demand for sustainability and resilience, improving the environmental performance of the City Centre and managing the impacts of climate change**
- **Moving better, by creating more people focused streets and capitalising on Bankstown's strong rail, future Metro and bus connectivity.**

How Master Plan Works



Framework Map

-  Bankstown Train Station (Current)
 -  Bankstown Metro Station (2024)
 -  Key Bus Route
 -  Railway Corridor
 -  Existing Public Open Space
 -  Analysis Catchment Area
 -  Pedestrian Links - Proposed/Enhanced
 -  Desire Lines (Long-term) - Proposed
 -  Key Arcades - Proposed/Enhanced
 -  Stacey Street Upgrade by TfNSW
 -  Lane way / Shared Street- Proposed
 -  Cycle Link - Proposed
 -  Key Pedestrian Safety Enhancement - Proposed
 -  Pedestrian Crossing under investigation by TfNSW
 -  Pedestrian Bridge being investigated by TfNSW
 -  Sydney Metro Walking and Cycling Corridor
 -  Ring Road - Proposed
 -  Proposed community access to private open space (subject to negotiation with Sydney Catholic Schools)
 -  Public Open Space - Proposed
 -  Private Open Space Reserve - Proposed
 -  Enhancement of existing open spaces - Proposed
 -  Potential Blue Grid Link (to be further investigated)
 -  Public Land Master Plan Underway
 -  Paul Keating Park Master Plan (Adopted)
 -  Marion Street Carpark Feasibility (On-going)
 -  Griffith Park Master Plan (On-going)
 -  Area of Intensification (Height and/or FSR change)
 -  Low Density Residential Special Area - No Change to Intensity
 -  Food & Culture Special Area - No Change to Intensity
 -  Bankstown Central Site - Subject to a separate planning proposal
- *lanes and streets shown on Bankstown Central site are desired connections.







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Introduction & background

1.1 About the plan

Bankstown City Centre is at the cusp of transformation. The City will receive unprecedented and significant committed and planned infrastructure investment. A new Western Sydney University Bankstown City Campus, which will include partnership programs with the University of Technology, the opening of Sydney Metro City and Southwest services and a committed \$1.3 billion investment in a new public hospital for Bankstown will stimulate the City Centre and deliver opportunities for higher education, world-class health services and concentration of innovative jobs.

These opportunities will strengthen Bankstown's role as a genuine employment and destination centre, and provide the community, both within Canterbury-Bankstown and beyond, the opportunity to live closer to a broad range of employment, education and services. They complement the strong presence of TAFE and other anchor institutions that contribute to the Bankstown City Centre today.

The Bankstown City Centre Master Plan is a growth strategy that leverages the opportunities provided by unprecedented investment in infrastructure and services and sets the foundations for revised planning controls to deliver on the established vision for Bankstown.

The Master Plan guides the City towards an active, 24 hour centre that will support its health and education functions with high quality places, increased capacity for jobs set amongst a strong open space, transport and pedestrian network, more diverse and affordable housing and design excellence.

Through 10 key directions, the Master Plan balances opportunities for development to meet the demands of growing numbers of workers, residents and students and their changing needs. It provides a framework for the funding and delivery of new and enhanced community facilities, open spaces and the essential services that will help the city thrive.

The Master Plan includes opportunities for additional height and density in the right locations, ensuring more people are living and working near sustainable transport, jobs and services. The Master Plan ensures sufficient solar access to parks and protects character areas such as Saigon Place to safeguard and enhance its status as a unique, cultural destination.

The strategy plans for improvements in infrastructure for an economically, environmentally and socially successful city. It also sets a benchmark for energy and water targets that achieve greater sustainability outcomes beyond current legislated targets, with the aim of facilitating high quality development outcomes.

This plan will set Bankstown City Centre on its journey in emerging as one of Sydney's great centres, capitalising on its strong connectivity to Greater Sydney, stimulated by investment in transport infrastructure, and underpinned by growth in jobs, housing, health and education.

Planning for jobs and housing growth in Bankstown is part of a broader City-wide approach to concentrate the highest levels of growth in the City's Strategic Centres of Bankstown and Campsie, followed by other local and village centres, whilst maintaining the low-density character of our suburban neighbourhoods.

To realise this future of Bankstown, this Master Plan will:

- Set a 20-year vision for Bankstown (to 2036).
- Translate the 20-year vision into place specific design principles.
- Establish a spatial framework for growth and change across the centre.
- Outline 10 key directions with implementable actions to guide change.
- Inform future changes to planning controls.
- Assist Council advocate for infrastructure delivery and investment.

The Bankstown City Centre Master Plan builds upon Council's broader strategic planning framework. The diagram below emphasises the alignment between the key directions of the Master Plan and the key directions and aspirations of Council's Local Strategic Planning Statement, Connective City 2036 and Community Strategic Plan CBCity 2028. The relationship between these strategies is interconnected and integrated, with all strategies sharing a consistent approach to city shaping.

Following community engagement, it is proposed that the plan be reviewed and finalised to become the foundation of a Planning Proposal to amend the Canterbury Bankstown Local Environmental Plan for Bankstown City Centre.

The Master Plan will also underpin a package of planning controls and policies to guide Bankstown's growth over the next 15-20 years. These include:

- Amendments to the **Canterbury Bankstown Development Control Plan** to inform built form and design outcomes
- Integration into the **Canterbury Bankstown Contributions Plan** to support the funding and delivery of infrastructure
- The introduction of an Affordable Housing Scheme for sites receiving density uplift
- Amendments to Council's hoarding policy.

This plan is supported by a Phase 1 Report, which provides an overview of the analysis, opportunities and constraints which underpin this master plan, along with a series of technical studies which provided guidance on the Master Plan Directions. These include studies to inform indigenous culture and heritage, economic land use, sustainability, transport and parking, infrastructure, urban tree canopy and water management.

Moving forward, the master plan will provide a clear vision and framework for development in Bankstown. It sets clear expectations for improved development outcomes and creates certainty for the community, industry and government in how Bankstown will grow in change over the next 10-15 years and beyond. Existing planning controls in Bankstown already allow for significant growth, however without contemporary and best practice standards in place. This plan provides for further jobs and housing growth that includes a plan for improved infrastructure, advocacy, new and enhanced open spaces and facilities and high benchmarks for quality, sustainable development.

CONNECTIVE CITY 2036 EVOLUTIONS

- Evolution 1 Coordination, Community, Collaboration and Context
- Evolution 2 Movement for Commerce and Place
- Evolution 3 Places for Commerce and Jobs
- Evolution 4 Blue Web
- Evolution 5 Green Web
- Evolution 6 Urban and Suburban Places, Housing the City
- Evolution 7 Cultural Places and Spaces
- Evolution 8 Design Quality
- Evolution 9 Sustainability and Resilience
- Evolution 10 Governance and Funding



BANKSTOWN MASTER PLAN DIRECTIONS

- Direction 1 A City Stimulated and Supported by Infrastructure
- Direction 2 A Centre for People
- Direction 3 A Vibrant City of Commerce, Health and Education
- Direction 4 A Well-Designed Centre
- Direction 5 A City that Embraces Nature
- Direction 6 The Heart of Connective City
- Direction 7 A Resilient and Carbon Neutral Centre by 2050
- Direction 8 A Centre Proud of its Heritage and Culture
- Direction 9 A Centre with Housing for All
- Direction 10 A City with Collaborative and Transparent Governance

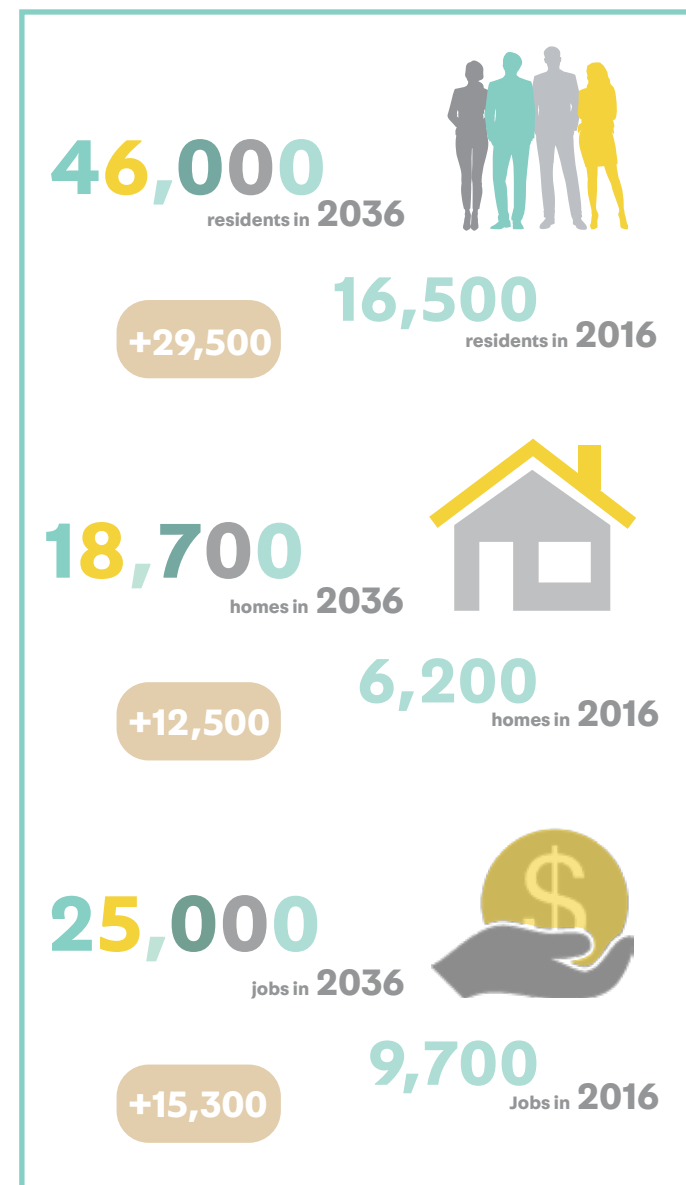
CBCITY 2028 COMMUNITY STRATEGIC PLAN DIRECTIONS



- Safe & Strong
- Clean & Green
- Prosperous & Innovative
- Moving & Integrated
- Healthy & Active
- Liveable & Distinctive
- Leading & Engaged

1.2 The Centre

Bankstown City Centre is Canterbury Bankstown's primary urban centre, currently undergoing a period of unprecedented infrastructure and institutional investment. As a Strategic Centre, it is on the cusp of transformation driven by investment in public transport, health infrastructure, higher education and other retail, commercial and entertainment facilities .



Bankstown is located on the land of the Gwegal, Bidjigal and Dharug people. The area where the Bankstown centre stands today has provided water, food and culturally significant meeting places for over 60,000 years.

Modern Bankstown remains an important part of a rapidly evolving Sydney. It is recognised as a Strategic Centre and Health and Education Precinct in the Greater Sydney Region Plan. Bankstown's transformation is in part being driven by a rapidly growing resident, student and worker population, city shaping investments in a future university, Sydney Metro upgrade of the current railway line and potential public hospital.

Accessible by the T3 train line, numerous bus routes and arterial roads including Stacey Street Canterbury Road and the Hume Highway, Bankstown is located just 22km from Central Sydney. The centre lies on flat land edged by the shallow ridges to the north along the Hume Highway and Stacey Street and a gentle decline to the south towards Salt Pan Creek. Radiating out from one of the busiest rail stations in Sydney, the centre hosts a mix of retail, hospitality, services and housing options as well civic spaces including the Bankstown Library and Knowledge Centre, a local courthouse and Bankstown Arts Centre.

Open spaces are spread across the centre. Pocket parks to higher profile spaces, such as Paul Keating Park in the CBD core and the City Gardens adjacent to Memorial Oval, provide places of respite, exercise, play and socialising.

The face of Bankstown has grown and changed over the years. Today, the centre is a cultural and linguistic mosaic with more than half of the community born overseas. This blend of cultures has shaped Bankstown

into the distinctive centre it is today. The people of Bankstown are the custodians of a multicultural and passionate city.

Community identity is showcased in Bankstown's City Centre – most strongly in Saigon Place offering an authentic pocket of Vietnam in Australia with locally owned shops, eateries and fresh food produce stores. Alongside smaller businesses, the centre contains several large commercial anchors including Bankstown Central Shopping Centre, Bankstown Sports Club, Bankstown TAFE NSW and Bankstown RSL, along with Council's corporate offices and a sizeable business and worker community. One of Greater Sydney's premier cricket ovals, Memorial Oval, marks the southern edge of the City Centre core. Bankstown is also the key centre for surrounding, important employment lands, including Bankstown Airport and Chullora.

Most residents within the Bankstown CBD live in apartments. These apartments and walk-up units built from the 1960's onwards offer medium and higher density options close to shops, transport and services. On the outskirts of the core, residential areas offer a mix of single storey homes of Federation or post war style homes, or low scale apartment blocks on large lots.

The Bankstown City Centre Master Plan is a visionary approach to lead growth and increasingly diverse community to celebrate its identity whilst facilitating jobs, housing, student and investment growth. Bold planning will reinforce Bankstown as a strategically important, unique, people-focused destination for everyone.



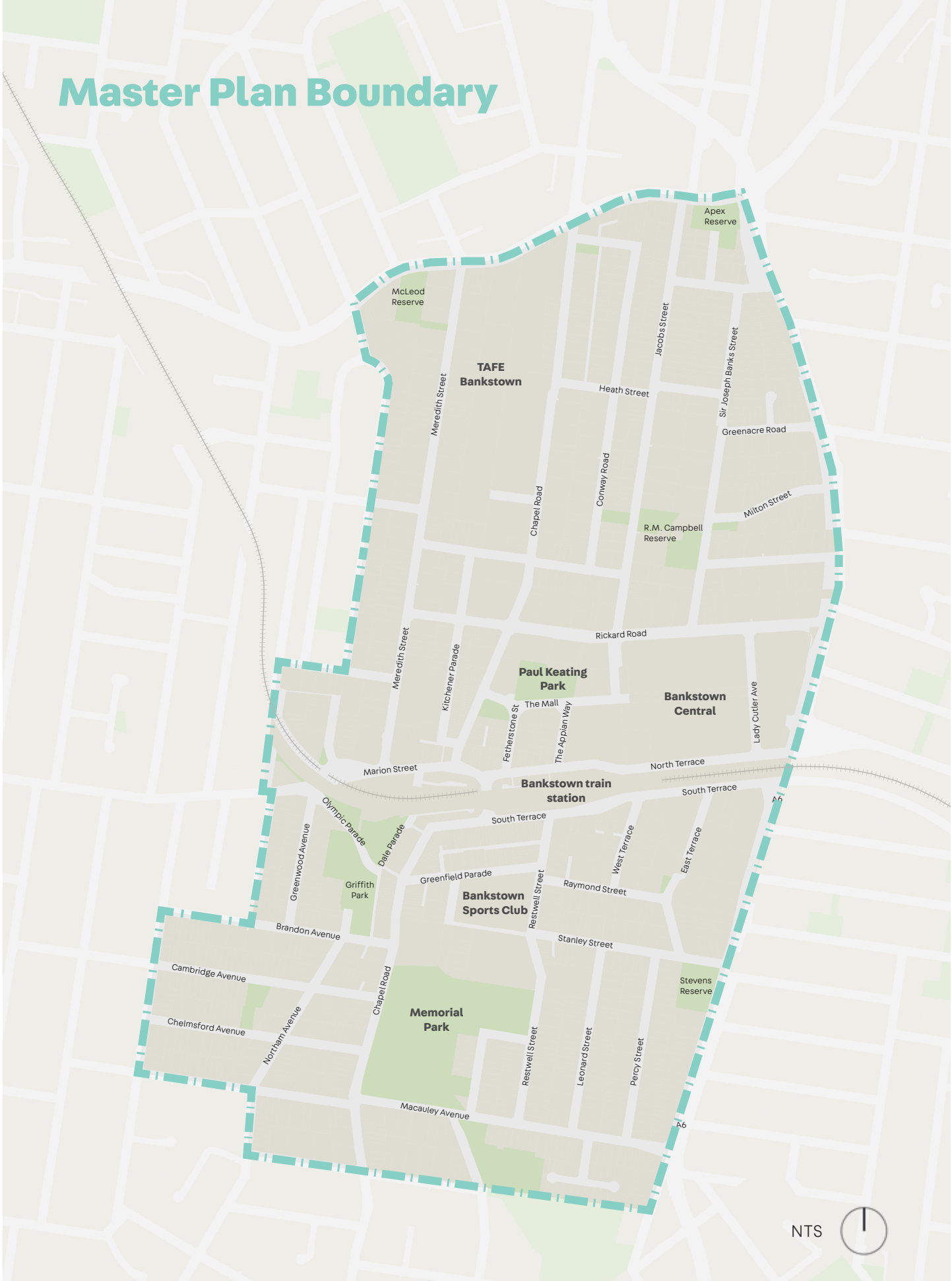
An artist's impression of Paul Keating Park.



Sydney Metro, expected to commence servicing Bankstown City Centre in 2024.



The proposed Western Sydney University Bankstown City Campus, currently under construction.



1.3 Historic overview



For thousands of years, the area of Bankstown was Wangal land, which is thought to have originally extended from Darling Harbour and almost to Parramatta in the west. The Wangal were a clan of the Darug tribe or language group, whose country is considered to extend from the Hawkesbury River to Appin, and from the east coast of Sydney across the Cumberland Plain into the Blue Mountains.

The Wangal people had centres in Salt Pan Creek and the current suburb of Bankstown. The area was covered with turpentine and ironbark forests and woodland of angophora, blackbutt, Sydney peppermint and bloodwood. The land provided kangaroo, emu, possum, wild honey, plants and roots. The Cooks and Georges Rivers provided fish and shellfish for the local population. Aboriginal people continued to camp at Salt Pan Creek following European settlement, and would gather oysters, prawns and river fish, and hunt swamp wallabies and other game.

In the 1930s, the Salt Pan Creek camp became a refuge for Aboriginal people escaping the control of the Aborigines Protection Board. Evictions of Aboriginal people began to occur in the local area during the late 1920s to the early 1930s, particularly due to residential development expansion. In 1933, Joe Anderson, who regularly protested the Aborigines Protection Board, was filmed at Salt Pan Creek petitioning for identification of Aboriginal custodial ownership and for an Aboriginal representation in federal parliament. In 1933 the speech was distributed by Cinesound News and reached audiences across the nation.

The area was discovered by Europeans in 1789, when Captain John Hunter completed a survey of Botany Bay and its Rivers; Georges River and the Cooks River. The first land grant

in the current suburb of Bankstown was given to George Johnston after 1813, known as, 'Johnston Estate', comprising over 270 hectares and included land as part of the current Bankstown Airport.

The area around north Bankstown was synonymous with the term, 'Irish Town'. In 1806, Irish migrants began settling around Bankstown in an area known as 'Liberty Plains', close to St Felix Church and centres around the present day junction of the Hume Highway and Chapel Road. It contained many inns and pubs to accommodate roadside travellers. Owners of these establishments competed for names that fit in with the Irish identity of the area. By 1828, half of the district's population was comprised of Irish Catholics.

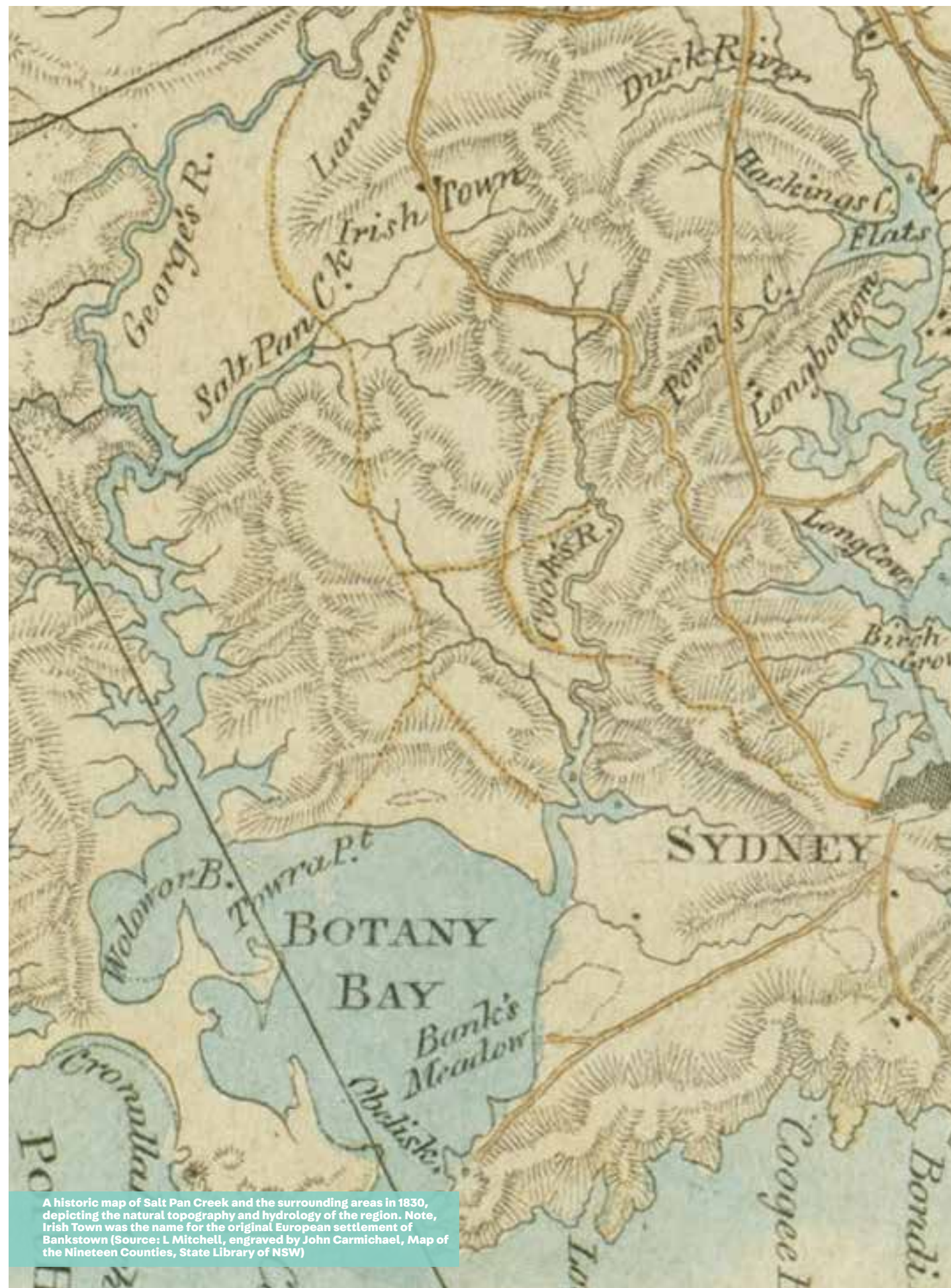
With the development of the current Bankstown railway line in the 1860s, many of the inns in the North Bankstown area closed down due to reduced demand. However, new hotels were built in early 1900s near the railway.

Bankstown later developed into a burgeoning suburb, with significant growth in surrounding suburbs. During World War II, Bankstown Airport was established as a key strategic air base to support the war effort. After the arrival of Douglas MacArthur in Australia, control of Bankstown Airport was handed to US Forces. Bankstown was known as "Yankstown" during World War II because of the large number of American service personnel stationed at the airport.

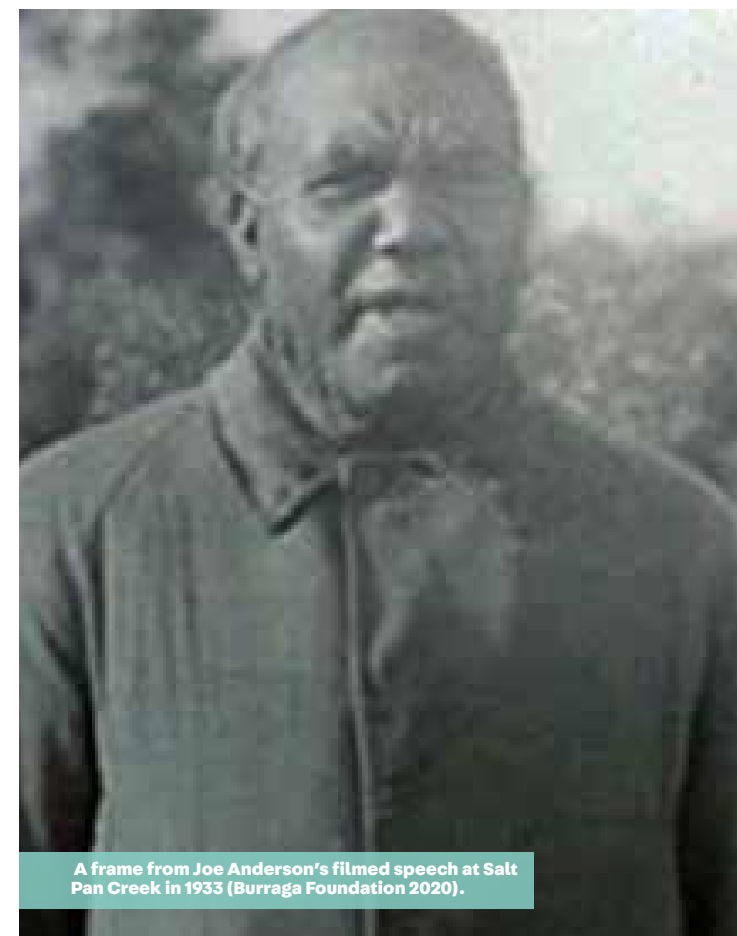
After World War II, Bankstown's population increased dramatically. Infrastructure left by the military plus cheap housing attracted waves of migration. People relocated from the inner-city and incoming migrants came, first from Europe and towards the end of the 20th century from Asia and the Middle East.

During the later half of the twentieth century, Bankstown City grew into a bustling retail and civic hub for the region. During this time, Bankstown Square (now Bankstown Central), Civic Tower, the Bankstown Town Hall (now the Bryan Brown Theatre and Bankstown Library and Knowledge Centre) and other key institutional developments began to emerge, attracting workers and visitors from Bankstown and beyond.

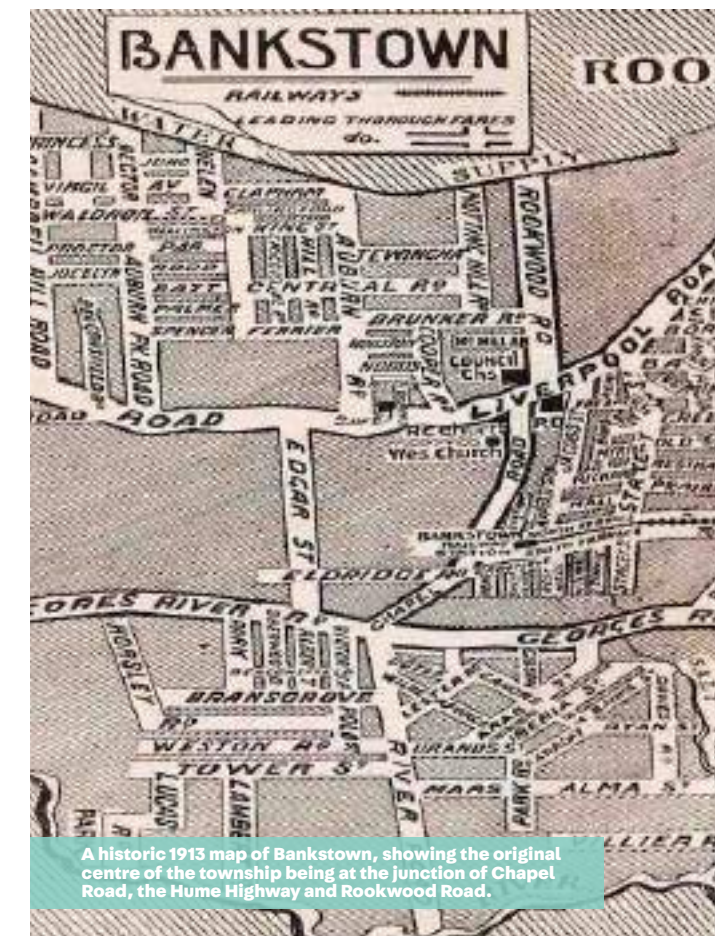
Today the Bankstown centre is Canterbury-Bankstown's premier strategic centre, home to over 16,500 residents and many more thousands of workers and students. The centre now finds itself at the beginning of a new era of transformation. The intent of the master plan is to guide growth and change over this next period and ensure it continues its long held tradition as a place for commerce, recreating and gathering.



A historic map of Salt Pan Creek and the surrounding areas in 1830, depicting the natural topography and hydrology of the region. Note, Irish Town was the name for the original European settlement of Bankstown (Source: L Mitchell, engraved by John Carmichael, Map of the Nineteen Counties, State Library of NSW)



A frame from Joe Anderson's filmed speech at Salt Pan Creek in 1933 (Burraga Foundation 2020).



A historic 1913 map of Bankstown, showing the original centre of the township being at the junction of Chapel Road, the Hume Highway and Rookwood Road.



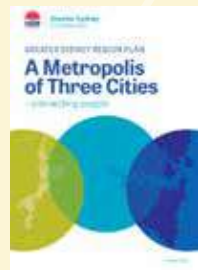
A photo of a busy Bankstown Pools, now the location of the Bankstown Arts Centre.

1.4 Setting the Scene

There are six key state and local-level strategic planning documents that inform land use planning within the Bankstown City Centre and collectively create the strategic line of sight from a region to local level.

These include:

- The Greater Sydney Region Plan: Greater Sydney Commission, 2018.
- Future Transport 2056: Transport for NSW, 2018.
- South District Plan: Greater Sydney Commission, 2018.
- Community Strategic Plan, CBCity 2028
- Bankstown City Centre and Bankstown Airport Place Strategy.
- Local Strategic Planning Statement, Connective City 2036.



A Metropolis of Three Cities

The Greater Sydney Commission's Greater Sydney Regional Plan sets out a 40-year vision for Greater Sydney. A key action that will be achieved through the Master Plan is transforming Bankstown from a lower-order commercial and retail focused centre into a regionally significant employment, health and education and destination centre. This master plan seeks to facilitate this transition.



South District Plan

The Greater Sydney Commission's, South District Plan is a 20-year plan that implements the directions contained in the Greater Sydney Region Plan. Key actions of this Strategy that will be implemented through the Bankstown City Centre Master Plan include:

- Delivering new or upgraded social infrastructure that reflects the needs of the community including open space and community facilities.
- Delivering healthy and safe places by providing planning controls and public domain improvements to activate street life.
- Increasing housing supply and diversity. The City Centre will provide 12,500 dwellings toward the Canterbury Bankstown's adopted 50,000 additional dwelling target by 2036.
- The City will ensure up to 3% of new dwellings are for Affordable Housing.
- Increasing jobs capacity to meet the upper total jobs target for Bankstown of 25,000 by 2036 and transform Bankstown into a Health and Education Precinct.
- Protect and conserve heritage and local character.
- Reduce urban heat and improve water health through increased tree canopy and water sensitive urban design.
- Achieve a low carbon precinct by incentivising increased energy and water performance buildings through planning controls above legislated targets.



Future Transport 2056

Future Transport 2056 sets a vision for transport in Greater Sydney. The Strategy includes plans to improve Bankstown's connectivity to Sydney CBD, Parramatta and Liverpool, improving the city's accessibility to the Three Cities and other important employment lands close to Bankstown including Chullora and Bankstown Airport.

Key actions of this Strategy that will be implemented through the Bankstown City Centre Master Plan include:

- Capitalising on the delivery of Sydney Metro services by 2024 by planning for increases in employment and housing capacity around the future Metro Station, and protecting employment capacity for the future, particularly as further connections to the Three Cities are delivered.
- Building a City where increasing housing and jobs around the future Bankstown Metro Station, bus routes and future pedestrian and cycle infrastructure improvements will encourage people to travel within 30 minutes by public or active transport.
- Making walking or cycling a convenient option for short trips around the centre through the implementation of Complete Streets Public Domain Plan and new pedestrian and cycle links proposed as part of this Master Plan.
- Separating freight from people where practical (by maximising rear lane or on-site servicing/loading) to enable freight and servicing to operate efficiently whilst protecting the amenity of the public domain.

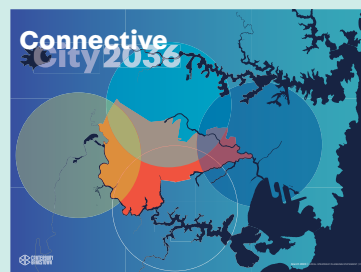


Bankstown CBD and Bankstown Airport Place Strategy

The Bankstown City Centre and Bankstown Airport Place Strategy aims to guide the area's transition from a suburban centre to a distinctive health, academic, research and training precinct.

Key actions of this Strategy that will be implemented through the Bankstown City Centre Master Plan include:

- Planned improvements for better at grade pedestrian facilities across major road corridors with consideration to enhanced design, place and safety outcomes at the interface of Bankstown CBD, key gateways and destinations.
- Reduce parking rates (including maximum parking rates) to match Bankstown's relative accessibility.
- Implement design excellence provisions and guidelines in the LEP and DCP to ensure a well-designed built environment.
- Encouraging a cluster of acute hospital and health services with related research and educational uses in Bankstown CBD through creation of a Commercial Core land use zone and increased minimum employment floor space requirements and floor space bonus incentives in a mixed-use zone.
- Implementation of higher BASIX and sustainability targets as part of development floor space bonuses.
- Build Green Grid connections and improve walking and cycling to and along Salt Pan Creek Corridor, Bankstown to Sydenham Open Space Corridor and throughout the City Centre.



Connective City 2036

Connective City 2036 is Council's vision for Canterbury Bankstown to guide future growth. Key actions of this Strategy that will be implemented through the Bankstown City Centre Master Plan include:

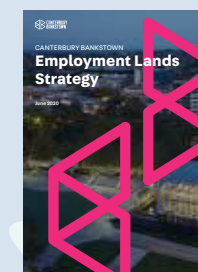
- Providing capacity for 25,000 jobs and 25,000 students in Bankstown City Centre by 2036.
- Implementing controls for no net loss of employment floor space on sites within Bankstown City Centre.
- Developing a night time economy in Bankstown.
- Increasing capacity in planning controls for tourist and visitor accommodation and health, education and commercial uses.
- Increasing and encouraging different housing typologies in Bankstown to meet the needs of all people.
- Recommending new sites and areas for heritage listing, heritage character areas and special character areas.
- Providing increased capacity for art and culture through envisioned upgrades and expansion to Bankstown Arts Centre.
- Implementing planning controls that consolidate freight, loading and servicing functions in centres to rear laneways and on-site (where practical).
- Planning for increases in indoor multi-purpose and recreation facilities (both privately owned, publicly accessible and Council owned).
- Developing design controls and guidelines for design and sustainability excellence.
- Implementation of higher BASIX and sustainability targets by amending the current sustainability bonus mechanism.



Local Housing Strategy

The Local Housing Strategy provides a vision for housing in the City of Canterbury Bankstown. It sets a target to deliver 50,000 new homes in Canterbury Bankstown by 2036. The Local Housing Strategy sets a specific target of 12,500 additional dwellings, or 25% of Canterbury Bankstown's total dwelling growth to Bankstown City Centre. The Master Plan implements the following actions to achieve the vision of the Local Housing Strategy for Bankstown City Centre:

- Proposes to amend height and FSR controls to increase dwelling capacity to accommodate the additional 12,500 dwelling delivery targets by 2036.
- Defines eight desired local character areas to ensure new dwellings are designed to conform to the desired character of the area.
- Provides directions for DCP controls to increase housing choice; including specifying bedroom mixes in multi-dwelling developments.
- Develops design excellence provisions in the LEP and DCP to ensure high quality built form housing outcomes.
- Concentrate the majority of housing growth in the City in centres, whilst maintaining the low density character of suburban neighbourhoods.



Employment Lands Strategy

The Employment Lands Strategy proactively guides future employment growth in Canterbury Bankstown. The Strategy provides a key action to deliver a total of 25,000 jobs in Bankstown City Centre by 2036, as envisaged in the LSPS and South District Plan. The following actions of the Strategy will be executed in this Master Plan:

- Introduction of a B3 Commercial Core zone in Bankstown City Centre to protect areas for employment uses.
- Increase the permissible height and FSRs in the proposed B3 zone to increase capacity for employment uses to contribute toward the total 25,000 job target by 2036.
- Increase the minimum requirement of employment-generating uses in key sites in the B4-zone to be 50% or more of the total gross floor area.
- Introduce an LEP control that requires no net loss of commercial floor space through redevelopment.
- Increase residential population in the city centre to support local businesses.
- Permit health services facilities in the SP2 zone on the site of the current Bankstown TAFE NSW to encourage a health and education precinct.
- Intensify employment uses around the future Bankstown Metro Station through uplift in planning controls.
- Improve the amenity, public domain and built form outcomes of Bankstown to attract and retain jobs and businesses in the centre.



Affordable Housing Strategy

The aim of the Affordable Housing Strategy is to contribute to the reduction of the level of housing stress experienced by residents across the City of Canterbury Bankstown. Council's Affordable Housing Strategy identifies a range of mechanisms to deliver affordable housing in Bankstown City Centre.

The Master Plan implements the Affordable Housing Strategy by establishing an affordable housing contribution scheme in the LEP of up to 3% of all new dwellings in conjunction with achieving the incentive FSR and Floor Space Ratio. Alternative to the dedication of dwellings, it enables developers to provide a monetary contribution per square metre of total residential gross floor area.

The Strategy set an action for master plans to test the feasibility of providing up to 15% of residential floor space as affordable housing. The feasibility analysis undertaken as part of this Master Plan determined that the rate of 3% was the upper limit within this scheme that maintained the feasibility of development. A staged implementation approach will be taken.

This Master Plan will require up to 3% of all residential floor space in applicable areas to be Affordable Housing. It is noted that targets set by the State Government for 5-10% Affordable Housing are for 'floor space uplift' only.

1.5 Drivers for change



The proposed Western Sydney University Bankstown City Campus, currently under construction.

Jobs Growth

Bankstown City Centre is the key Strategic Centre for the local government area (LGA), anchored by health, education and knowledge industry sectors, in addition to population serving sectors like retail and personal services.

Council's Employment Lands Strategy and LSPS sets a total jobs target of 25,000 jobs for Bankstown City Centre by 2036. To meet this target, approximately 14,000 additional jobs will be needed, requiring an additional 419,829sqm of suitable floorspace in the centre (SGS, 2020). This growth will be in build on an existing network of institutions already in Bankstown, providing vocational education, including TAFE, and other destination entertainment, conferencing and events, cultural and sporting destinations.

The future Western Sydney University Campus (expected completion in 2022), potential public hospital and future clustering of knowledge intensive and population serving uses will help to meet this target. Collectively, this will transform the role, reputation and attractiveness of Bankstown as a place to live, work, study, visit and invest in. This represents a once-in-a-generation opportunity to build a genuine, employment focused centre with strong connectivity to the Three Cities of Greater Sydney and other strategic employment centres such as North Sydney, Chatswood, Macquarie Park and Norwest via Sydney Metro.

A successful centre also requires a range of services and amenity. To successfully achieve and support the planned jobs growth in the centre, there will also be a focus on creating well designed, active streets and facilitating a strong night time economy.

Housing Affordability

In the Canterbury-Bankstown LGA, the overall proportion of households experiencing housing stress at the 2016 Census was higher than the average for Greater Sydney (11.8%), with 18.6% of households earning in the lowest 40% paying rent or housing repayments greater than 30% of their household income.

Today, Bankstown City Centre provides comparatively more affordable housing compared to many of suburbs that surround the centre. This relative affordability of Bankstown City Centre has enabled many lower income households to live in the centre – a half of Bankstown City Centre households make less than \$1,000 a week (< \$51,999 per year). Despite the relative housing affordability, 29% of households are still in housing stress. A significantly higher proportion of households are in rental stress than mortgage stress.

When house prices rise, renters are faced with increased housing cost, unlike homeowners who experience an increase in the value of their dwelling. This is a key consideration for Bankstown City Centre, where 49% of households rent, which is higher than the average in Greater Sydney (31%).

While urban renewal has many benefits, this process can impact housing cost through the replacement of older housing with newer stock. On average, areas with a higher proportion of new dwellings have higher rents. For this reason, the redevelopment of relatively affordable older housing stocks would increase rents and decrease housing affordability, potentially displacing residents to other areas. Accordingly, Council has committed to delivering affordable housing

in the Bankstown Centre, subject to viability testing which has been tested through the master plan development. Increasing affordable housing supply in the study areas is a key consideration for the master plan.

An evolving and growing population

Bankstown is experiencing steady population growth. Over the past 10 years, the community has seen a growth in diversity with more people born overseas and speaking languages other than English.

This population growth, along with improved connectivity, is resulting in an increase demand for new and diverse housing types, including dwellings for both larger households (couples with children and group households) and smaller households (couples with no children, single parents, single people).

Meeting Council's 2036 housing target for Bankstown will enable population growth with housing that meets the needs of different people at all stages of life.

Demand for sustainability and resilience

Climate change is contributing to an increase in the frequency and intensity of extreme weather events causing infrastructure failure and posing significant risks to people, property, the environment, and the economy. Canterbury-Bankstown’s local climate is also getting hotter and more extreme, as discussed further at Direction 7.

It is imperative that Council plays a role in reducing the adverse impacts of climate change through increased sustainability outcomes for residential and commercial development. Incentivising sustainable transport and increasing vegetation and tree canopy in open space and in the public domain are paramount to achieving this.

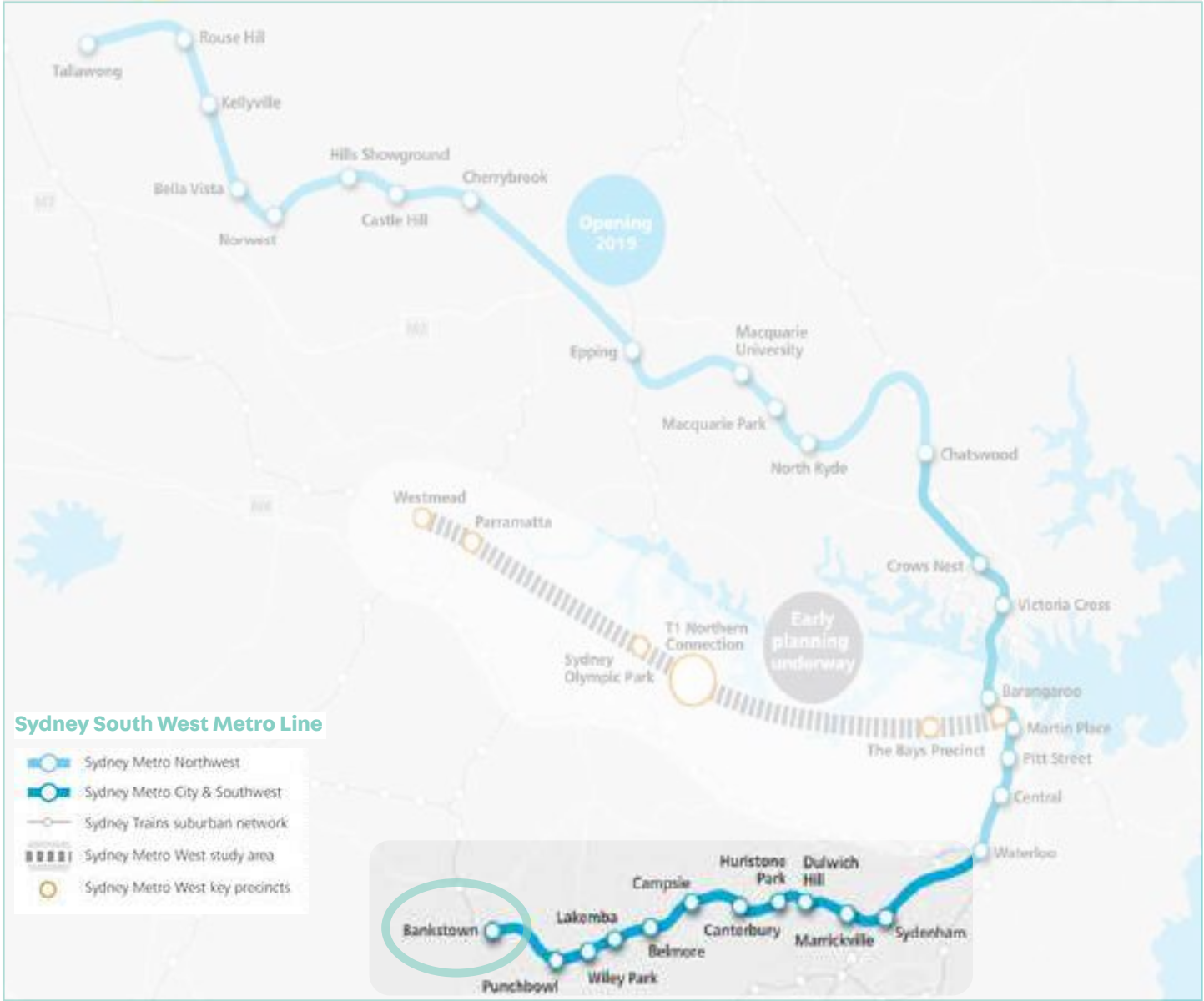
Moving better

A key spark for transformation is the conversion of T3 - Bankstown Line into a metro line, which will improve connectivity and position the centre as a central junction between the Sydney CBD and the Western Sydney. The future Sydney Metro line will reduce travel times between Bankstown City Centre and Central Station to 26 minutes, the Sydney CBD and with a service running every 4 minutes during peak hours. The Metro will, for the first time, connect Bankstown City Centre to hubs such as Barangaroo, North Sydney, Chatswood and Macquarie Park.

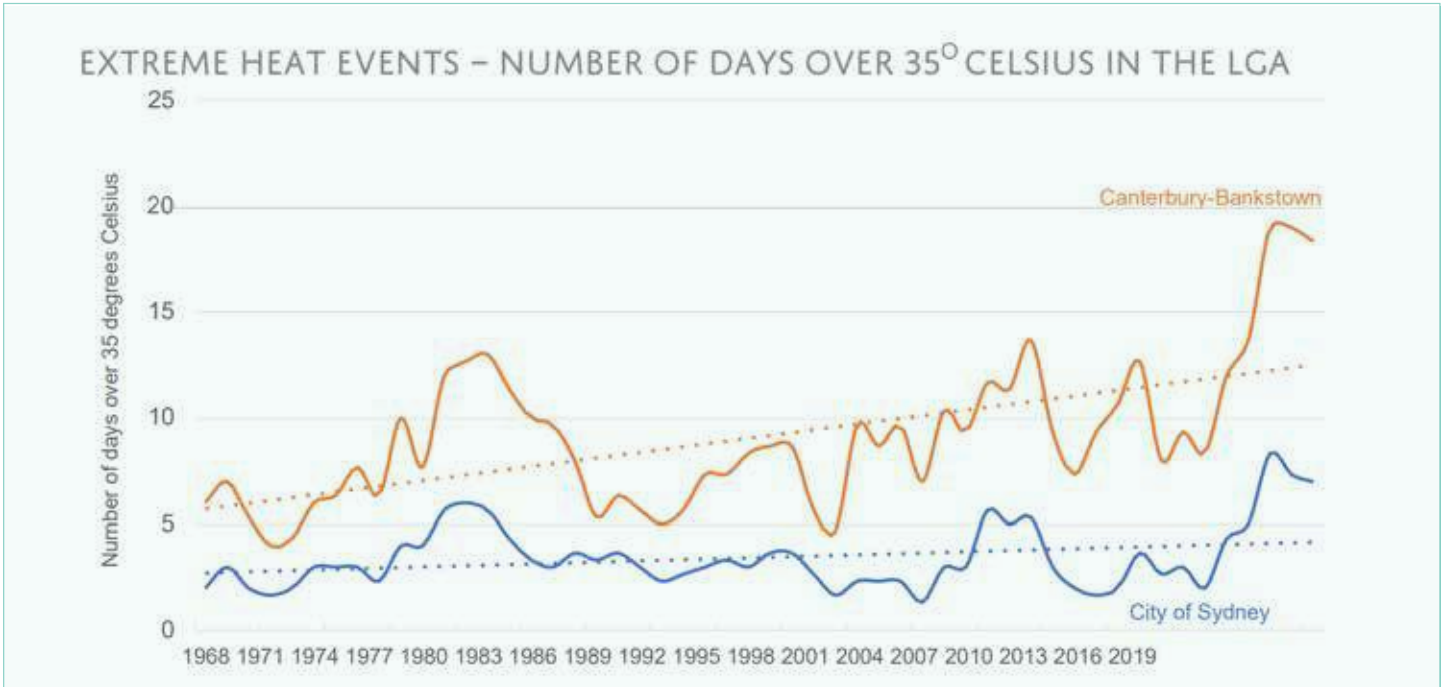
In the long term, Bankstown’s convenient and central location in Greater Sydney will make it an important connecting city to the Three Cities (Sydney, Parramatta and the Western City Aerotropolis), with future mass transit links earmarked between Bankstown and Parramatta, Kogarah and Liverpool via Bankstown Airport.

This means Bankstown is set to experience significant improvements to capacity, frequency and reliability of transport options and reduced car dependency. Unlocking the connectivity of the Centre will enable significant employment, education and housing growth and opportunities in the centre.

This investment needs to be further supported by improvements to local and regional bus networks and public transport services that connect Bankstown during the day and night. Improved active transport connections to surrounding areas will also help encourage alternative transport choices.



The Sydney Metro Network as planned (2021)



Extreme heat events

1.6 Community engagement

We engaged with residents, businesses, students, workers, landowners and members of the Aboriginal and Torres Strait Islander communities to inform development of the master plan. Through these conversations we collected important insights into what the community want to see in Bankstown City Centre.

During development of this Master Plan, Council has had interactions with 4,945 people.

How we engaged

Stage 1 – What we’ve already been told

As a first stage, this master plan considered what the community has already told Council on previous projects in relation to Bankstown City Centre. Some of the key messages coming from previous engagement include:

- Improving the perception of safety at night.
- Improving pedestrian safety in the City Centre.
- Having more pedestrian friendly areas.
- More night time activity needed, especially shops, restaurants and cafés.
- Increasing landscape areas and tree cover.
- Dealing with parking and traffic.
- Having a plan to deliver infrastructure needs.
- Increase capacity of hospital and schools.
- Having high quality design – concern over poor quality development.
- Improvements to the bus network.
- Additional open spaces and sports facilities.

Stage 2 – Early Engagement

In Stage 2 Council connected with the community and landowners to learn more about what the community likes about Bankstown and where improvements are needed.

In this stage we engaged the community with:

- An online survey for the community.
- An interactive online map.
- Call an expert service which allowed the public to register for a call back directly from an officer involved in the master plan.
- Landowner engagement.

Stage 3 – Targeted Engagement

In stage 3 we tested key ideas with a community and industry groups to collect feedback to help us refine the Master Plan.

In this stage we engaged the community with:

- Student and worker focus groups.
- Industry engagement.
- Land owner engagement.
- Aboriginal and Torres Strait Islander group engagement.
- Direct stakeholder engagement with government agencies.

Stage 4 – Public Exhibition

Early engagement before finalising the Master Plans was undertaken for a period of seven weeks (March to May 2021) in order to understand the community’s view of the proposed changes. The community’s input has informed a number of Master Plan changes, summarised in a separate Submission Report (August 2021).

Further, formal public engagement will occur as part of a future Planning Proposal for the Bankstown City Centre.

What do you want for Bankstown?

“Bankstown needs more outdoor dining and pedestrian malls”

Ram

“I want to see solid cultural identities, a more accessible and much more accepting city centre of the disabled, LGBTI+, people of all colour and identity and age.”

Ming

“Open spaces, less cars, brighter streets”

Lin

“Love the Bankstown Memorial Park, especially the grand stand – the architecture is so beautiful”

Antonio



"Bankstown is such a wonderful and exciting city to be in during the day, however, after 5pm when all the shops and businesses are closed, the city closes as well."

Ali





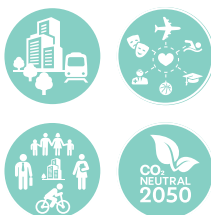
"Traffic will never be free-flowing through the CBD, so I believe the goal should be to optimise the pedestrian experience, rather than cater to drivers."

Margaret

4,945 people have engaged with Council through the development of the Master Plan between August 2020 and June 2021.

"Bankstown has a good diversity of shops, including cultural diversity and interest"

John

What we heard	What we're doing	Master Plan Directions
Development needs to be supported by better infrastructure	<p>Ensuring that infrastructure is built at the right time to support a growing high-density community.</p> <p>Investigating a range of mechanisms to deliver on the infrastructure needs of the existing and growing resident, worker, student and visitor populations.</p> <p>Work with State Government agencies and other institutions for State infrastructure improvements (hospitals, schools, roads), and shared use of facilities (Schools Infrastructure, Sydney Catholic Schools).</p>	
The community would like to see more open spaces and facilities that can be used for a variety of purposes and people	<p>Creating new parks and upgrading existing parks to meet the diverse needs of the resident, worker and student communities.</p> <p>Deliver the development or upgrade of indoor sports, recreational and multi-purpose facilities by Council and others.</p> <p>Continue to work with Schools Infrastructure and Sydney Catholic Schools for community access to certain facilities that can complement those provided in the City.</p>	
Bankstown's cultural diversity should be celebrated throughout the city centre	<p>Celebrating local culture and heritage by incorporating art in the public domain and maintaining fine grain character of special precincts such as Saigon Place.</p>	
Buildings should be green and energy efficient and have a better design quality	<p>Requiring all new buildings to meet high sustainability targets above minimum legislated targets.</p> <p>Requiring a higher standard of design, particularly for high density development.</p>	
The city should be easier to get around by foot, bike or bus then car	<p>Making the city centre easier to get around on foot or by bike, and making the most of the new Sydney Metro coming to Bankstown.</p> <p>Improving the experience for pedestrians using the City Centre</p>	



Vision & Plan

2.1 Vision

Bankstown City Centre is the **beating heart** of Canterbury Bankstown and a destination for Greater Sydney.

Walkable streets are framed by beautiful parks and great architecture. The city embraces **environmentally sustainable** living.

Anchored by a prominent university, health institutions and a world-class metro, Bankstown is a **leading centre** for **innovative jobs**, **housing choice** and **green transport**.

People are drawn to the City for its **delicious food** and **vibrant art, culture**, entertainment and nightlife.

The vision statement expresses the aspirations of Bankstown for the next 15 years and will guide future decision making and investment. It has been informed by community input and a range of background studies.

The vision will be delivered through a number of objectives and actions that relate to key strategic directions identified in this report which relate to land use, built form and density, transport and movement, public open spaces, services and community infrastructure, sustainability and urban ecology.

The vision for Bankstown is translated into specific future character areas within the study area and outlines how each will retain, enhance or create unique places that resemble the aspirations of Bankstown's diverse community.





2.2 Spatial Moves

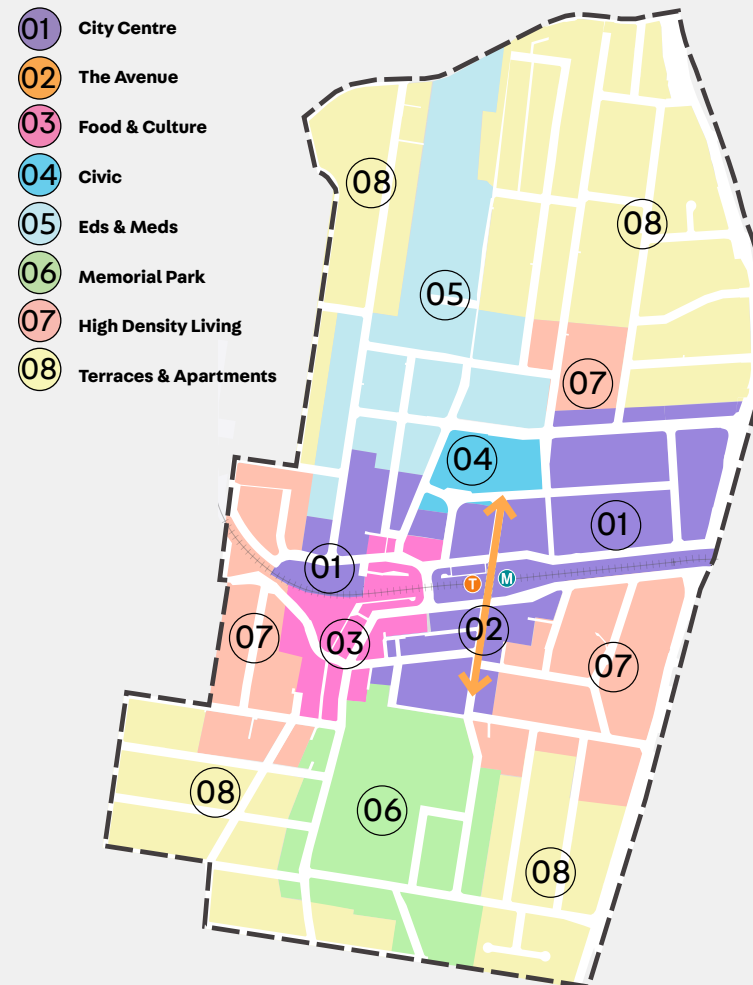
What are the Spatial Moves for Bankstown?

Spatial moves are essentially a 'blueprint' for Bankstown City Centre. The 11 Spatial Moves set out where and how growth and development will occur over the next 15 years.

These spatial moves are underpinned by the vision and key directions for Bankstown City Centre. It considers a range of topics such as character, land use, movement, open spaces, heritage, natural environment and natural hazards, translated by the ensuing Urban Design Framework Plan.

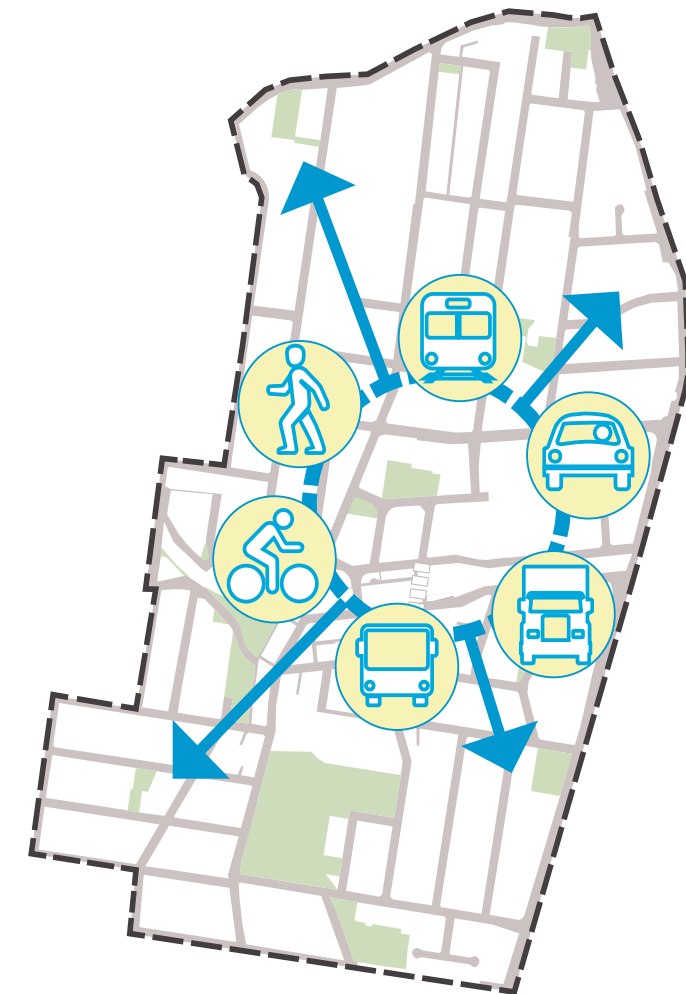
Spatial Move 1: Define and celebrate unique character areas

Future character aspirations utilise existing character as a starting point and aims to enhance unique characteristics by celebrating existing great places and features. Future character reflects Bankstown's aspiration as a major centre in Sydney with high to medium density neighbourhoods distinct from each other yet connected through buildings, plantings, streets and identity. The plan achieves this through eight character areas.



Spatial Move 2: Complete Streets transport and place recommendations

Complete Streets recommendations (endorsed by Council October 2019) to provide well-designed, quality streets so that whether by foot, bike, bus, train or car it is easy to get into and around the city centre safely and conveniently. Bankstown CBD is a desirable destination to live, work and visit, famous for its cultural diversity and walkable streets bustling with life.



► **Spatial Move 3: Unite Bankstown as 'one centre' along an active north-south pedestrian spine**

Strengthen and improve north-South connections across the Rail line which currently acts as a barrier for movement. Provide a new north-south pedestrian and cycling connection over the future Bankstown Metro and existing Station interchange, unifying the Appian Way and Restwell Street as an activity spine. It will be a vibrant pedestrian realm lined with cafes, restaurants and other commercial uses.



► **Spatial Move 4: Improve connectivity everywhere so it is easy and safe to move around**

Create new pedestrian and cycling connections and through-site links (consistent with Bankstown Complete Streets) to increase permeability and allow for a better, more accessible way of moving around. Introduce new east-west and north-south pedestrian connections to improve active movement through large blocks to improve access to parks, open space and other destinations by foot.



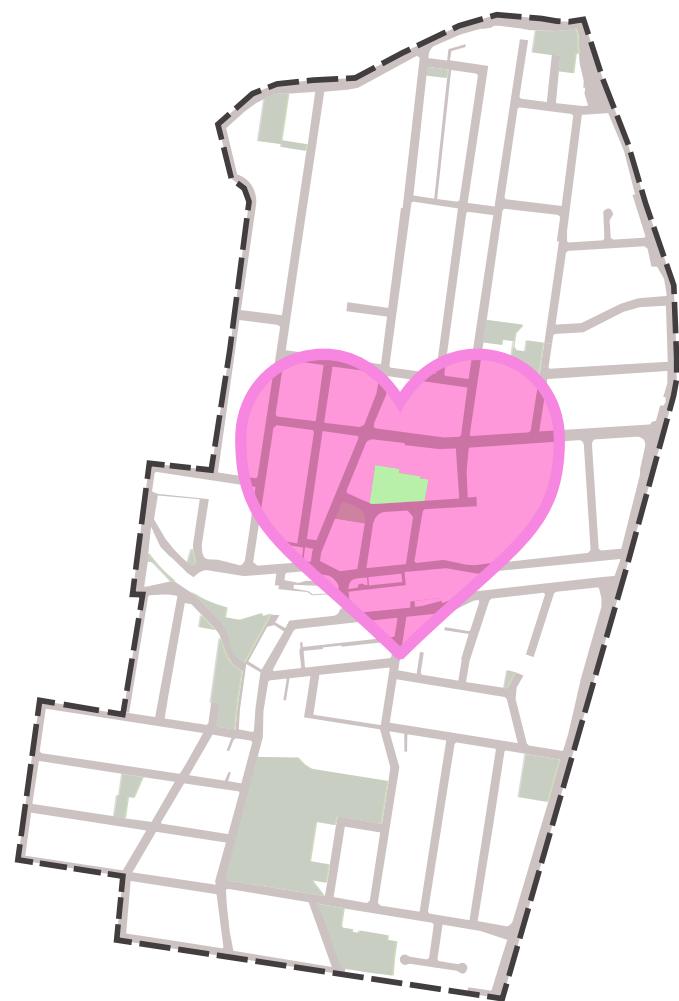
► **Spatial Move 5: Connect the CBD out to regional active and public transport movement and open space networks**

Reinforce and ensure safer cycling, pedestrian connections and public transport to regional destinations outside the Bankstown city centre, including across the Hume Highway to the north, the Pan Creek greenway to the south and along the planned cycling and pedestrian route within the Metro corridor to the east and west and mass transit to Liverpool and Parramatta



Spatial Move 6: Celebrate Paul Keating Park as the premier civic park for the LGA

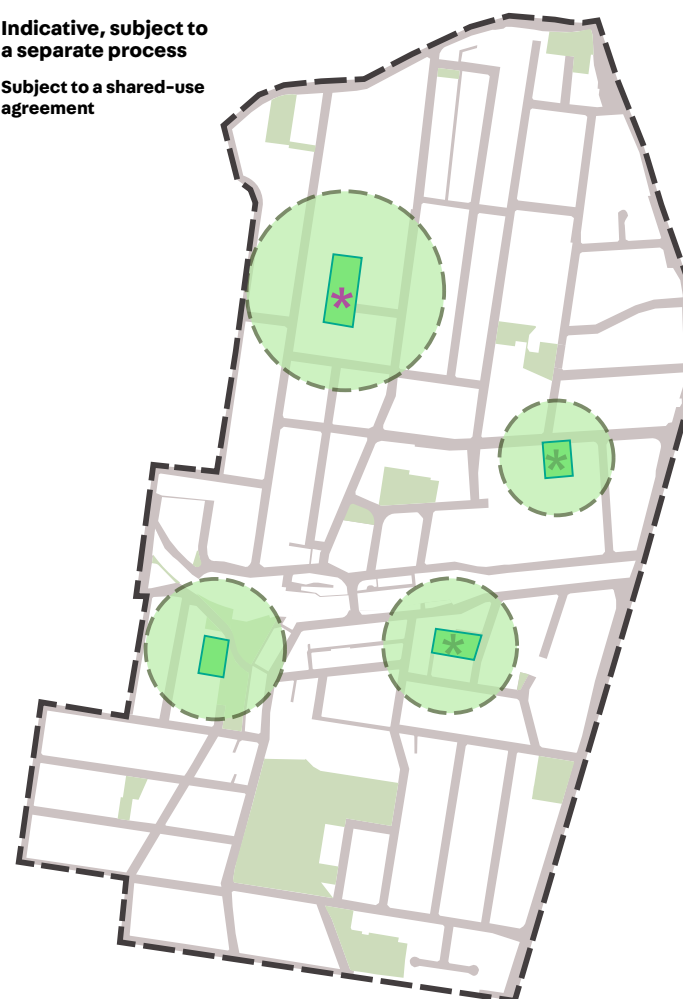
Build on the character and location of Paul Keating Park and its proximity to WSU, Library and future Metro Station to reinforce the role and importance of this as a central civic space for the LGA as a whole. A master plan for Paul Keating Park has recently been adopted by Council, which will look to solidify the park's role by introducing new day and night recreational activities and high quality landscaping, and enhancing its amenities to support a wider range of users.



Spatial Move 7: Deliver new parks, open spaces and street trees so everyone is within a comfortable walking distance to green space quality public spaces

Address the gaps of public open space by introducing new parks and public open spaces, enhancing the amenity and access to existing parks and creating a network of street trees whilst adding more greenery throughout Bankstown City Centre. Ensure that all the residents are within a 200m to 400m walking catchment of a green open space by introducing new parks and/or new pedestrian links to green open spaces or providing new open space.

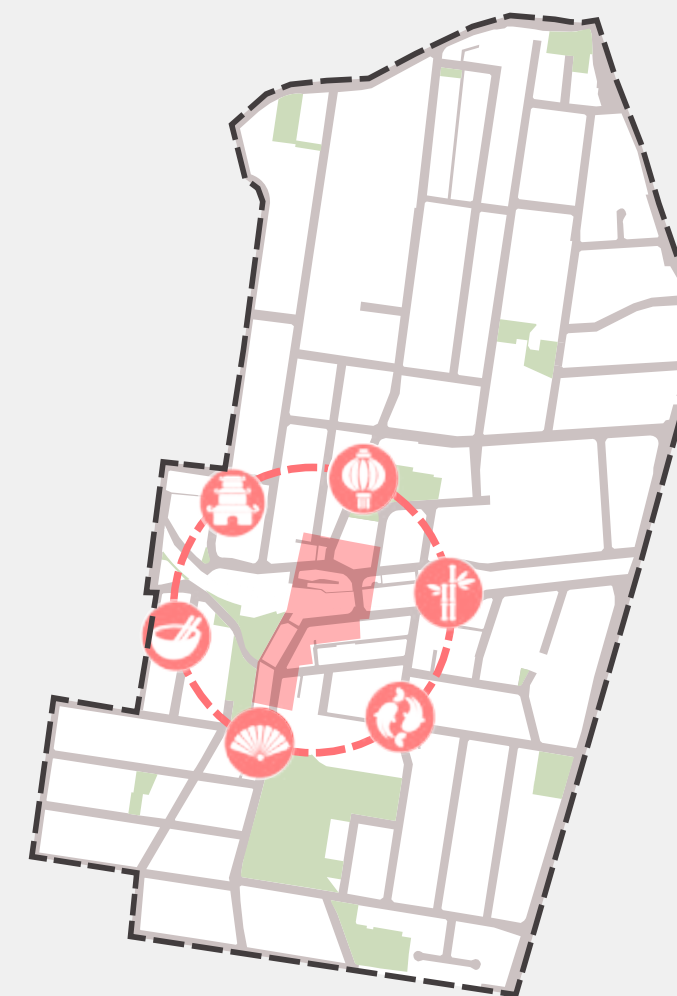
- * Indicative, subject to a separate process
- * Subject to a shared-use agreement



Spatial Move 8: Celebrate Saigon Place and City Plaza as a unique, cultural destination

Promote and strengthen the role of Saigon Place and City Plaza as a pedestrian-oriented cultural and community place. Enhance its attraction as a food and cultural destination by protecting the fine grain character, ensuring multi-cultural tenants remain in the area and improving street design so a range of activities and uses from outdoor dining, to entertainment, retail and events can be accommodated.

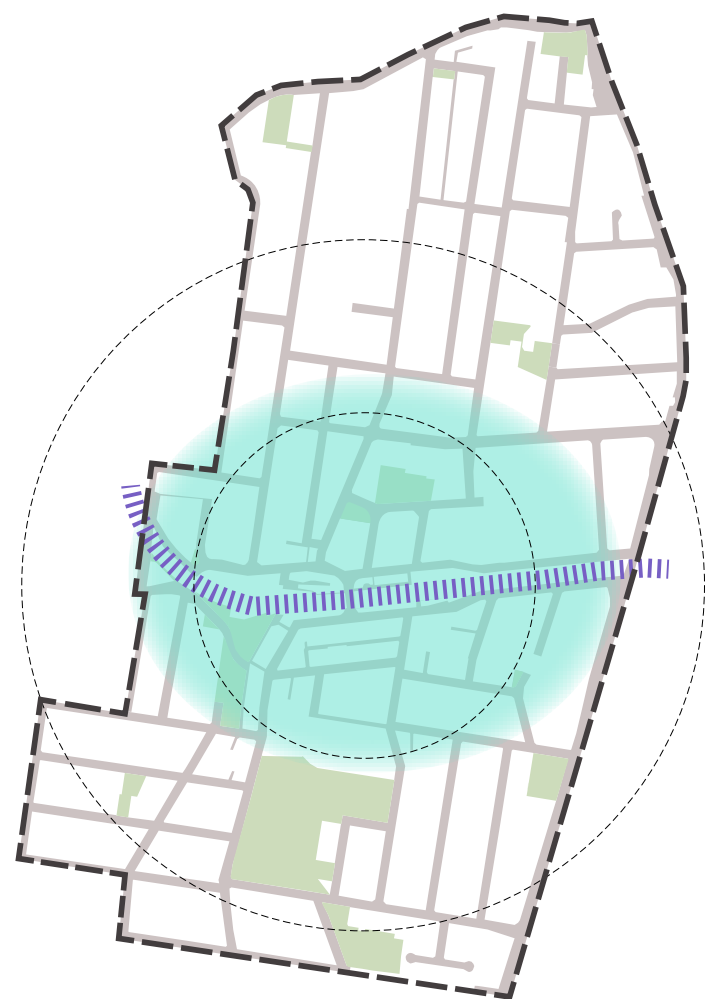
Ensure a sensitive design approach to alterations and additions in Saigon Place and City Plaza to retain its significant historic fine grain character of the lots and built form.



Spatial Move 9: Promote more people living and working near the future Metro station

Leverage the delivery of the new Sydney Metro station by providing increased development opportunities within walking distance of the new station. Under the principles of transit-oriented development, more jobs and houses closer to transit results in increased use of public transport.

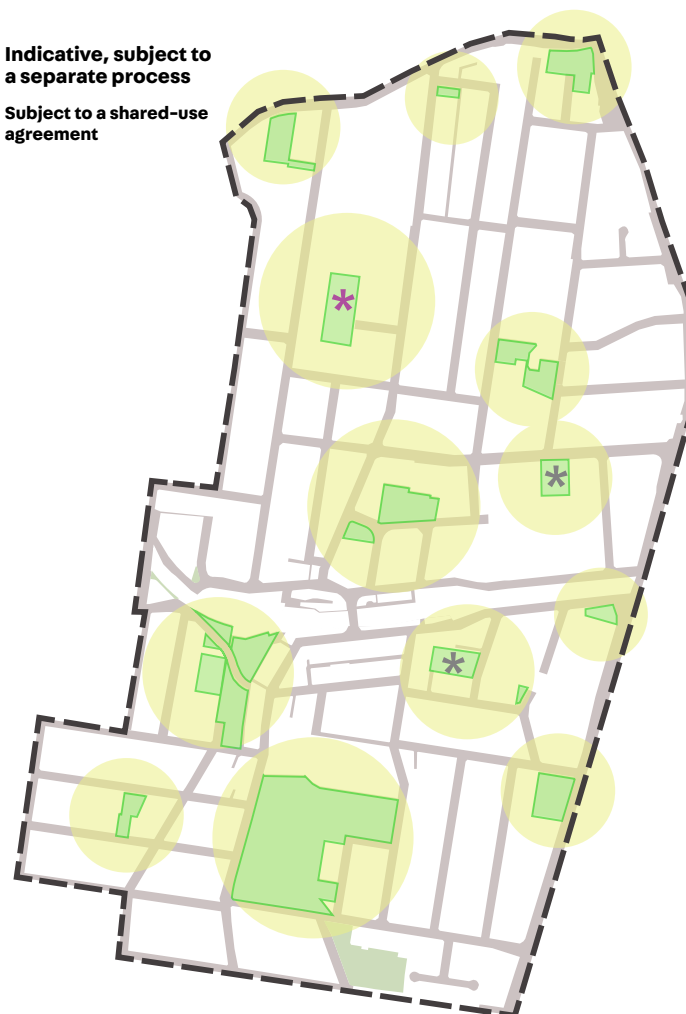
This is consistent with well established city planning principles for locating higher density close to higher order transport.



Spatial Move 10: Ensure sufficient solar access in all parks and open spaces

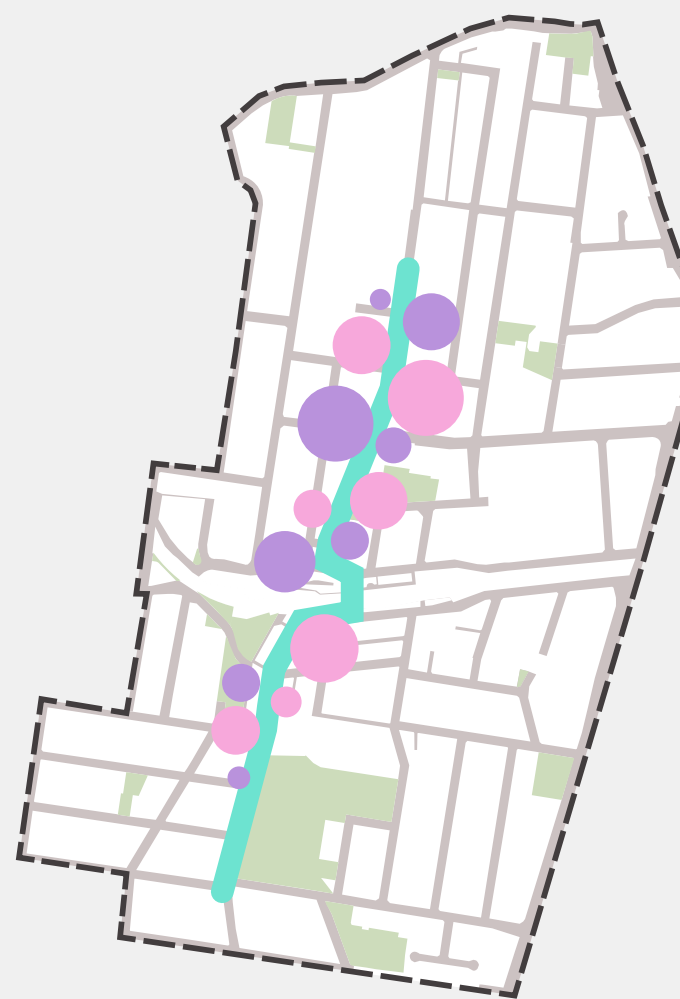
Create built form envelopes around existing and planned public open spaces so solar amenity is a key feature and a quality enjoyed by residents and visitors. This will also support the growth of mature trees.

- * Indicative, subject to a separate process
- * Subject to a shared-use agreement



Spatial Move 11: Formalise Chapel Road as a dining and cultural destination on both sides of the rail line

Build on the rich, diverse and multi-cultural food culture of Bankstown City Centre and the proximity to Saigon Place as a main food destination and increase the role of Chapel Road as a key eat street, both on the north and south sides of the rail line. Attract more people to Chapel Road by improving the public realm through landscaping, tree canopy, reducing vehicle traffic and promoting pedestrian and cycling oriented places.



2.3 Intensification Principles

This section highlights 6 principles that inform Council’s master plan in support of the key directions and spatial moves identified previously.

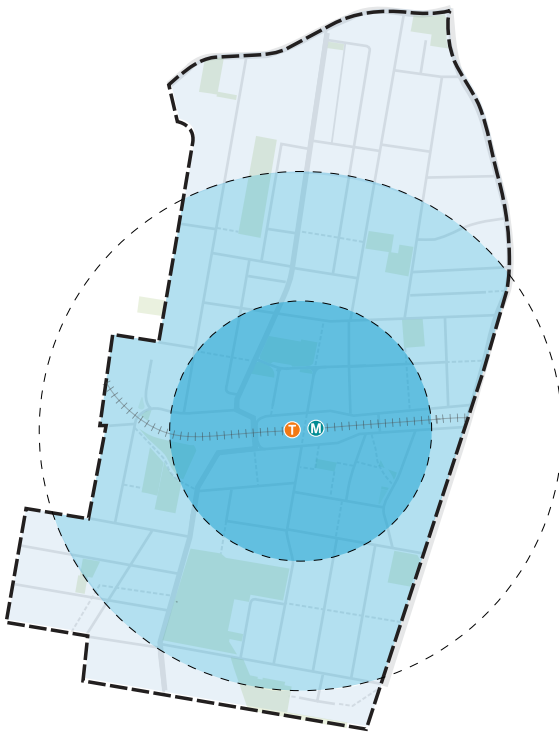
Together, the principles identify locations in the Bankstown study area that are best suited for development intensification and different ranges of density based on a number of best practice urban design outcomes, environmental constraints, infrastructure upgrades and amenity considerations.

The 6 principles also identify locations that are not well suited for development intensification or increased density in order to deliver on the master plan’s key directions.

Strategic Objective

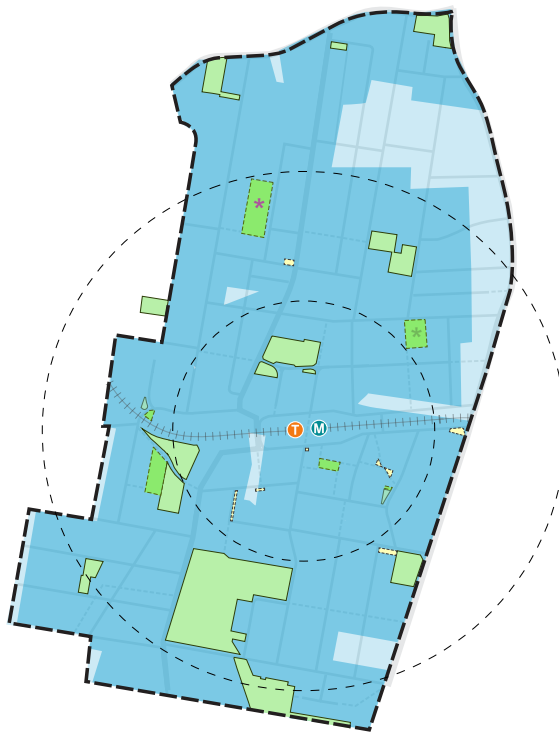
Sustainably accommodate **12,500 New Jobs** and **29,000 New Residents** by 2036 whilst ensuring design excellence is achieved

01 Density within walking distance of the Metro Station (800m)



- Very suited for intensification / within 400m
- Suited for intensification / within 800m
- Intensification only suitable along key corridors or to deliver public infrastructure upgrades / Over 800m

02 Density within close proximity of existing and proposed open spaces (200m)



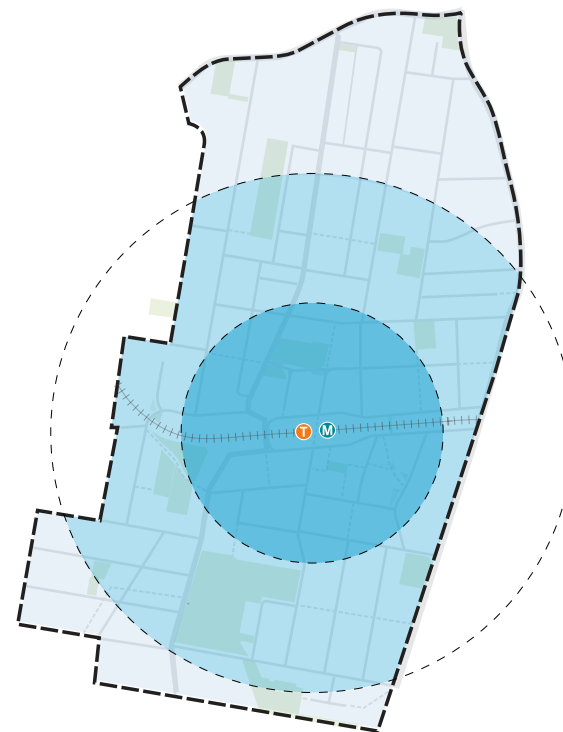
- Very Suited for intensification / within 200m
- Less Suited for intensification / within 400m
- Proposed Public Open Space
- Existing Public Open Space
- Private Open Space Reserve - Proposed
- * Indicative, subject to a separate process
- * Potential for shared use of school open space, subject to agreement with Sydney Catholic Schools

03 Building heights under 108RL maximum height (Airport constraints)



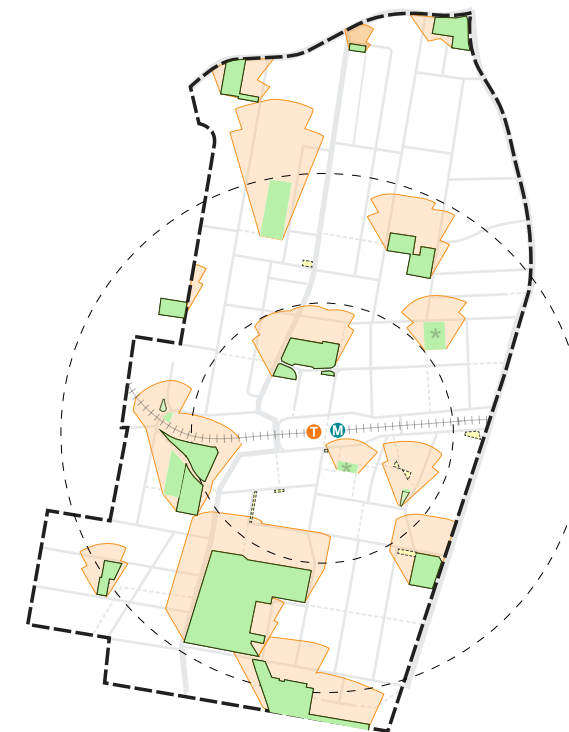
Bankstown Airport OLS: 51m AHD flat plane

04 Building heights peak at the metro station and transitions to low scale neighbourhoods



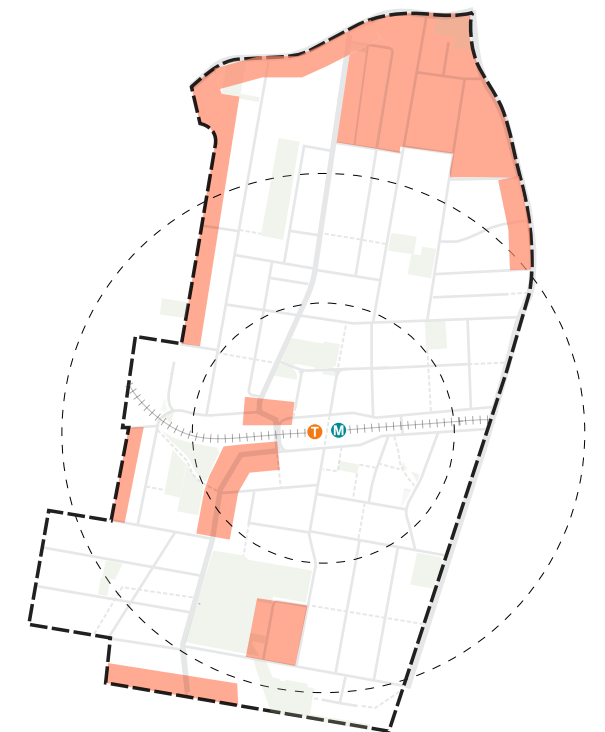
Suitable for up to 25 storeys / within 400m
 Suitable for 12-18 storeys / within 800m
 Suitable for 1-6 storeys

05 Building height to limit overshadowing on existing and proposed open space



Existing Public Open Space
 Proposed Public Open Space
 Protect sufficient solar access to open space
 Private Open Space Reserve -Proposed
 * Indicative, subject to a separate process
 * Potential for shared use of school open space, subject to agreement with Sydney Catholic Schools

06 Maintain existing built form controls in special character and low density places








Low density area/ Analysis catchment edge site and Special character areas- Minimise or maintain existing intensification

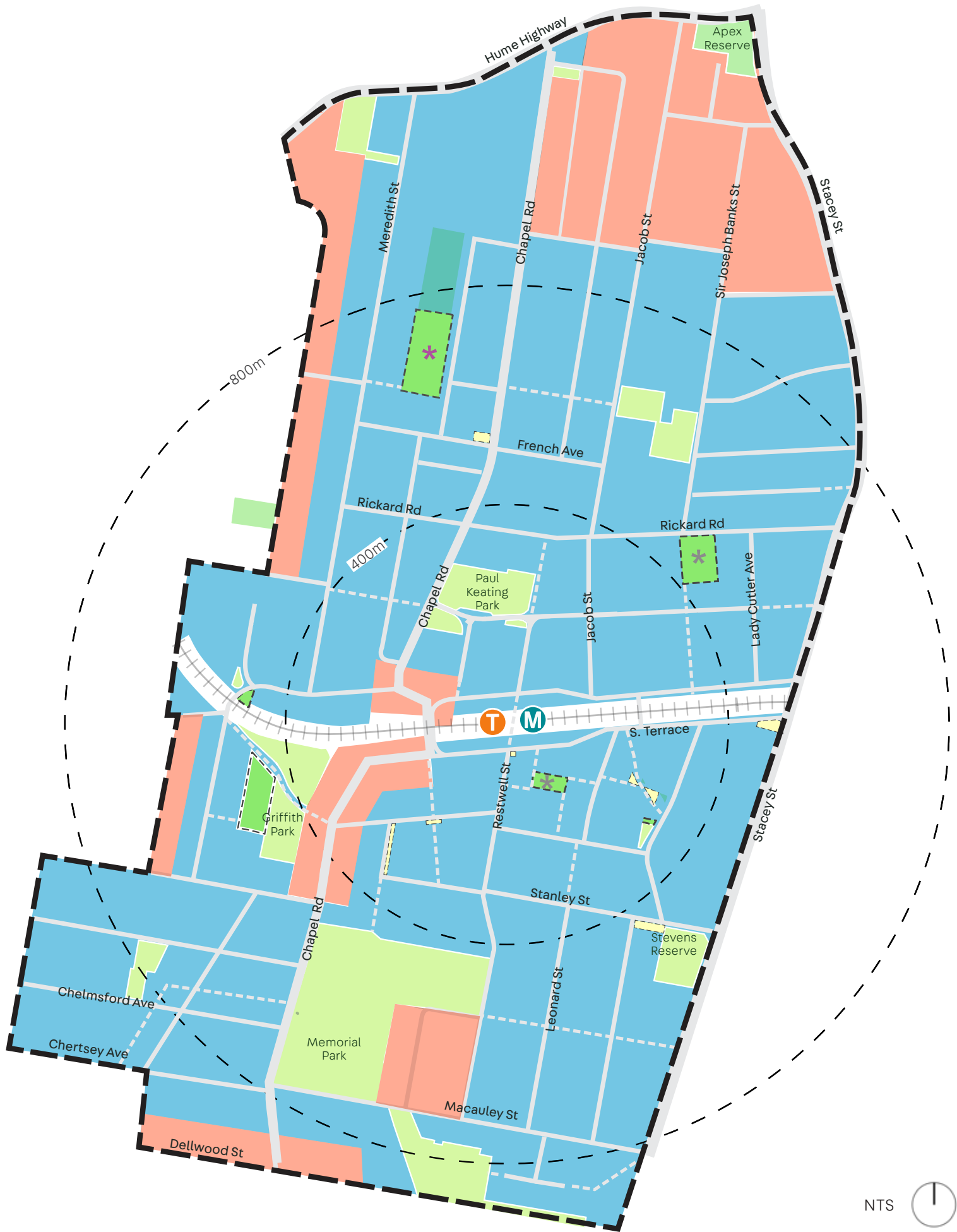
23 Bankstown City Centre Master Plan | Draft

Where Built Form Controls Are Changing and Where They Aren't

This diagram summarises the applied intensification principles on a block by block basis, identifying the blocks within the study area that are subject to some level of height and/or FSR intensification.

Areas closer to the future metro station will generally see higher levels of intensification whereas areas further away from the station will see lower levels of intensification. Places of special and fine grain character such as Saigon Place and City Plaza, will be largely maintained as per the current controls so as to encourage the maintenance of their fine grain, active character.

-  **Analysis Catchment Area**
-  **Intensification (Height and/or FSR Uplift)**
-  **No Intensification - Maintain Current Height and/or FSR**
-  **Existing Public Open Space**
-  **Proposed Public Open Space**
-  **Private Open Space Reserve - Proposed**
-  **Indicative, subject to a separate process**
-  **Potential for shared use of school open space, subject to agreement with Sydney Catholic Schools**



2.4 The Master Plan Framework

A Bold Plan for Bankstown

Bankstown City centre will be a diverse, vibrant and leafy destination with a mix of retail, commercial, residential, community and creative uses. With unique destinations including Saigon Place and the Bankstown Library and Knowledge Centre, the Centre aims to become a key strategic centre in central Sydney that connects the Three Cities of Sydney, Parramatta and Liverpool.

The urban design framework is summarised under four themes: built form and intensification, open space, mobility and people and place. It brings together the spatial moves and intensification strategy, and sets the basis for the 10 Directions. Each theme in this section offers a snapshot of more detailed recommendations in Chapter 4.

The framework's overarching aim is to successfully and sustainably grow Bankstown's resident and employment population by facilitating new development, whilst maintaining amenity to existing buildings, significantly increasing tree canopy and open space provision, improve street vibrancy, connectivity and walkability and increase community services and amenities.

Recommendation 1: Built Form and Intensification

High quality architectural and urban design will be at the forefront of new development in Bankstown. Close to the metro station, high density tower and podium developments will feature active facades that define a 24-hour vibrant, mixed-use city centre. Development controls will protect heritage and places of historic or cultural significance and ensure Saigon Place continues as a fine grain high street with a mix of shops and services. Outside of the centre, diverse typologies have been developed that respond to characteristics of individual sites. Some larger sites will enable through-site links or new open space. Identified character and heritage buildings will be reused or sensitively redeveloped to retain integrity and a sense of history. There will be an expectation of design excellence for any contemporary addition to the City Centre. Residential areas will be a mix of low-to-mid-rise buildings such as walk-up apartments and strata terraces. Height and massing will respond to the different character of streets and interfaces with existing buildings while ensuring necessary levels of solar amenity.

Recommendation 2: Open Space

Open space in the Centre Core will continue to revolve around Paul Keating Park, a key civic destination for the LGA, supported by a new park at the Bankstown Central site (subject to separate negotiations and discussions). Existing parks will receive improved amenities

and connectivity to surrounding blocks. New parks will be located in under served areas and areas of proposed intensification, and will be publicly accessible to cater for the city's growing population needs. Open spaces and streets will feature increased tree plantings to combat the effects of urban heat, water sensitive urban design (WSUD), small plazas and seating areas.

Recommendation 3: Mobility

Destinations in Bankstown will be supported by high quality public transport, walking and cycling infrastructure to facilitate healthier, active transport trips. Regular bus and metro stops will provide safe access to reliable public transport services and key destinations including jobs and services. Saigon Place and other areas with heavy foot traffic will be safer and more pleasant as a 'shared zone' with reduced vehicle speeds. The character of streets will be emphasised with increased tree plantings to create shade and provide increased canopy.

The adoption of narrow lane widths, in some areas implementation of a ring road to discourage through-centre vehicle trips and design of 30km/h street geometry will improve pedestrian safety and access. More space can be utilised in more efficient ways for outdoor dining, lingering, amenity and activity in the streets. Off-street car parking rates will be reduced and public car parks will sensitively interface with the street to ensure pedestrian-friendly ground floors. Council is also working with Transport for NSW and

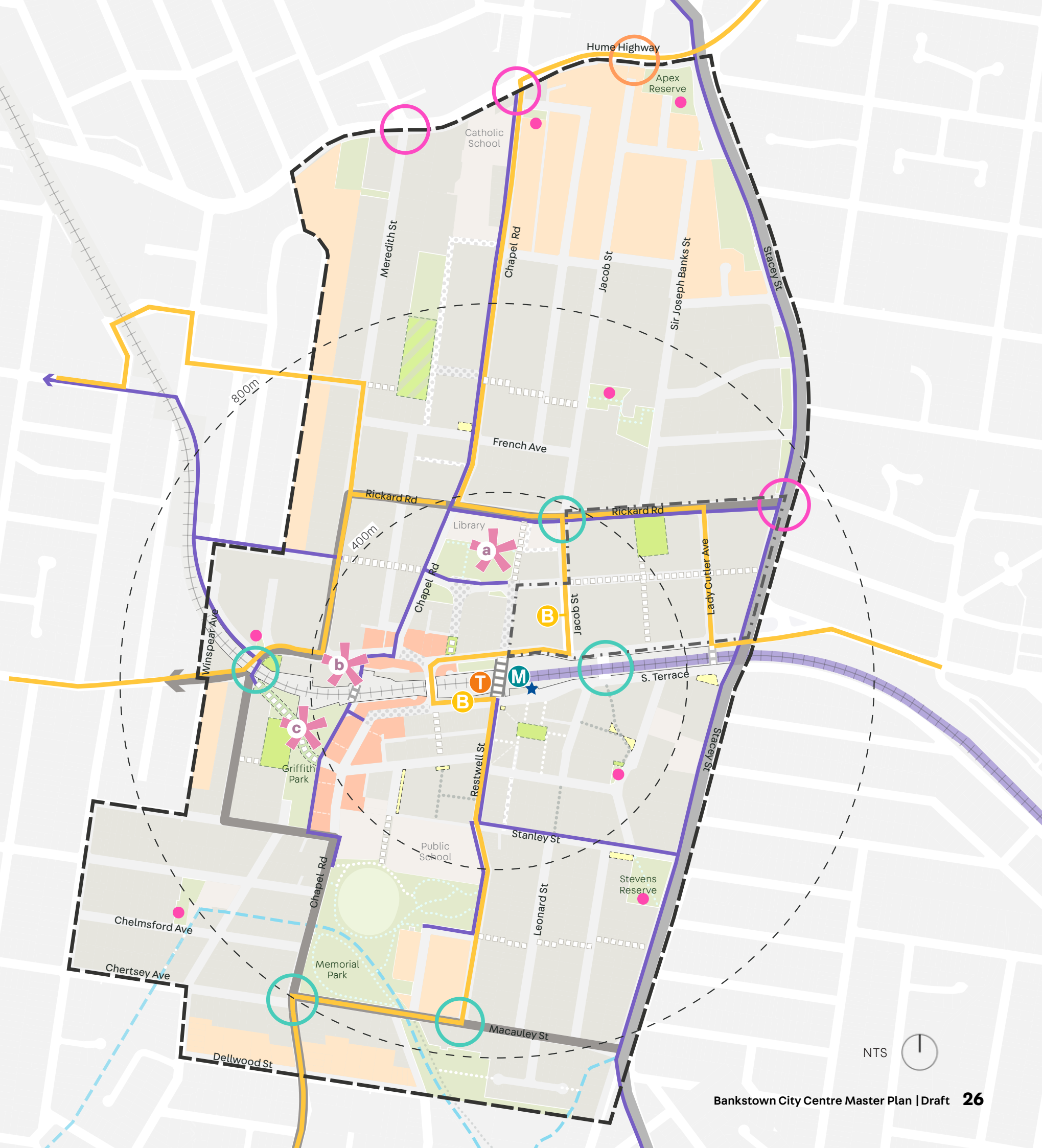
Sydney Metro on rationalising the bus network through Bankstown City Centre to ensure easy access for pedestrian and appropriate levels of service, whilst minimising the impact of bus movements on pedestrians.

Recommendation 4: People and Place

Bankstown is vibrant and full of potentials. The people of our city come from diverse cultural backgrounds and walks of life. This plan capitalises on its people to enhance a destination with community, recreation, arts and social infrastructure amenity at its heart. Saigon Place will maintain a bustling fine grain high street that supports diverse communities and local business. The Library, Arts Centre and other unique places will be linked by a 'Cultural Trail' which will weave together Bankstown's cultural gems.

Framework Map

- Bankstown Train Station (Current)
 - Bankstown Metro Station (2024)
 - Key Bus Route
 - Railway Corridor
 - Existing Public Open Space
 - Analysis Catchment Area
 - Pedestrian Links - Proposed/Enhanced
 - Desire Lines (Long-term) - Proposed
 - Key Arcades - Proposed/Enhanced
 - Stacey Street Upgrade by TfNSW
 - Laneway / Shared Street- Proposed
 - Cycle Link - Proposed
 - Key Pedestrian Safety Enhancement - Proposed
 - Pedestrian Crossing under investigation by TfNSW
 - Pedestrian Bridge being investigated by TfNSW
 - Sydney Metro Walking and Cycling Corridor
 - Ring Road - Proposed
 - Proposed community access to private open space (subject to negotiation with Sydney Catholic Schools)
 - Public Open Space - Proposed
 - Private Open Space Reserve - Proposed
 - Enhancement of existing open spaces - Proposed
 - Potential Blue Grid Link (to be further investigated)
 - Commuter parking on state-owned land
 - Public Land Master Plan Underway
 - Paul Keating Park Master Plan (Adopted)
 - Marion Street Carpark Feasibility (On-going)
 - Griffith Park Master Plan (On-going)
 - Area of Intensification (Height and/or FSR change)
 - Low Density Residential Special Area - No Change to Intensity
 - Food & Culture Special Area - No Change to Intensity
 - Bankstown Central Site - Subject to a separate planning proposal
- *lanes and streets shown on Bankstown Central site are desired connections.



NTS



Directions



Direction 1

A Centre
Stimulated and
supported by
Infrastructure



Direction 2

A Centre for
People



Direction 3

A Centre
that Attract
Investment and
Jobs



Direction 4

A Well-Designed
Centre



Direction 5

A Centre that
Embrace Nature



Direction 6

The Heart of
Connective City



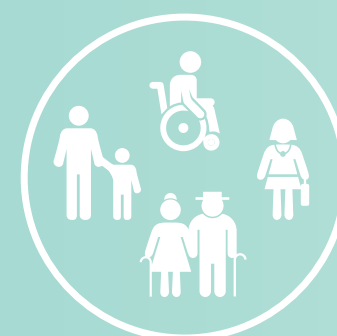
Direction 7

A Resilient and
Carbon Neutral
Centre by 2050



Direction 8

A Centre Proud of
its Heritage and
Culture



Direction 9

A Centre with
Housing for All



Direction 10

A Centre with
Collaborative
Governance



Direction 1

A Centre Stimulated and supported by Infrastructure

Bankstown City Centre is well positioned to benefit from committed and planned infrastructure investment. A new Western Sydney University is currently under construction in the heart of the city, which will include a presence of the University of Technology. Sydney Metro City and Southwest Line Upgrade is also under construction and expected to open in 2024. Collectively, and in addition to the potential for a new public hospital, these significant infrastructure investments will stimulate and drive opportunities for higher education, world-class health services and concentration of commercial activities, laying the foundations for a dynamic health, academic, research and training precinct.

The Sydney Metro City & Southwest Project will upgrade and convert all 11 stations between Sydenham and Bankstown to metro standards by 2024. This will significantly improve the frequency, quality and capacity of the local public transport network and put Bankstown within 26 minutes of Central Station. Importantly, the Metro will connect Bankstown to other Strategic Centres across Sydney including Barangaroo, North Sydney, Chatswood, Macquarie Park and Norwest.

The Western Sydney University campus, together with the existing TAFE NSW, are expected to enrol up to 18,000 students by 2023. It is anticipated that together, with a future City Centre based hospital, an economic flow-on effect will create opportunities for more local jobs in health and

education, attract other tertiary institutions and other supporting knowledge-intensive and population-serving jobs.

The State Government is committing an investment of \$1.3 billion to Bankstown Hospital on a new site. A new hospital within the City Centre will create opportunities for an expanded public and private health network and deliver a significant boost to the creation of a true 24-hour city. This will enhance economic and employment opportunities in the health sector and stimulate and encourage a clustering of supporting health services within the centre.

High quality community and cultural infrastructure including libraries, creative and cultural facilities, community centres and recreational facilities will be provided through upgrades to existing infrastructure and provision of new infrastructure to enhance the quality of life and experience in the centre as the City grows.

What do we know?

- The residential, worker and student population of Bankstown is growing
- Bankstown will experience extensive State Government and institutional public transport, educational and health infrastructure investment with a metro, university and potential public hospital. The City will leverage off this investment to create a significant increase in local jobs (+14,000 by 2036)

- Despite State Government investment, there will be a shortfall of community infrastructure by 2036 to support community needs including integrated multi-purpose facilities (for indoor sports and recreation), outdoor sports/recreational facilities, library technology and creative and cultural infrastructure
- Spaces for culture, creativity and recreation are essential for health and wellbeing. Connective City 2036 seeks to create distinctive and valued cultural places and spaces that support social networks and encourage connection, community expression and healthy lifestyle choices.

What are we proposing?

The city needs new and upgraded community and cultural facilities to support a growing and evolving community. Places to gather, learn, express and have fun bring the city to life throughout the year and help to build strong, healthy, cohesive and resilient communities. Infrastructure in Bankstown will not only service the resident, worker and student population of Bankstown, but rather attract users from across Canterbury-Bankstown and beyond, cementing the city centre's role as a destination that sits in between and complements Sydney's Three Cities.

Bankstown will also enhance and cement its role as business hub for surrounding important employment precincts, including the Bankstown Aviation and Technology Precinct, anchored by Bankstown Airport, and Chullora

Technology Park. With enhanced connectivity, Bankstown will have a role in providing appropriate infrastructure to support business needs in these precincts.

The Master Plan will guide the delivery of community and cultural infrastructure like multipurpose facilities and meeting spaces, improved library, and cultural and creative facilities. Upgrades to existing infrastructure and creating new infrastructure will enhance quality of life as the City grows.

Over the next 15 years, investment in community facilities and infrastructure is required to support growth. This is in addition to significant investment required from other levels of Government to deliver infrastructure improvements such as upgrades to Stacey Street, schools, future mass transit connections and community services.

This master plan sets a framework for the delivery of infrastructure over the next 15-20 years, ensuring infrastructure is delivered at the right time and in the right place. Some of this infrastructure delivery will rely on Council working with the private and community sectors to ensure the community have access to a broad range of facilities and spaces.



**Bankstown's
residents,
workers, students
and visitors will have a
multitude of infrastructure
that supports their health,
well-being, livelihood
and enhanced
learning**

Objective 1.1

Bankstown's residents, workers, students and visitors will have access to quality community and creative and cultural infrastructure that supports their health, well-being, livelihood and enhanced learning

Community infrastructure

Providing new and upgraded community and creative and cultural infrastructure is essential to creating a liveable, productive and sustainable Bankstown City Centre. It is important to the Bankstown community that the right infrastructure is in place to support the resident, student and worker population as it grows and welcomes more high-density living, employment and study.

The draft Resident Needs Study (Ethos Urban, 2019) and draft Student and Worker Needs Study (Ethos Urban, 2021) identified a shortfall of creative/cultural, sports, communal and recreation facilities in Bankstown for its projected resident, student and worker population to 2036. The following infrastructure is required for Bankstown by 2036 to address this shortfall:

- Indoor/outdoor sports/recreational facilities (including court facilities).
- Indoor program space within a new and upgraded multi-purpose centre.
- Shared use/dual use of school fields within La Salle Catholic College to meet the increase in demand for outdoor formal sporting activities.
- Arranging for wider public access to meeting rooms, conference facilities and program space as part of the WSU campus.
- Increase capacity within the existing building footprint of Bankstown Library for meeting rooms and quiet space through the reconfiguration of shelf space and increasing online click and collect spaces.
- Expansion of the Bankstown Arts Centre for larger exhibition, events, studio spaces

and flexible rooms for community-based arts classes/activities to meet the demand for creative and cultural expression and experience.

Council, along with key partners in the private and community sector, will deliver a range of new and upgraded community infrastructure projects which will be funded and delivered through development contributions, an incentive height and floor space scheme, partnerships with the private and community sectors, strategic renewal of Council properties and other sources. In some infrastructure items, particularly relating to regional roads, mass transit, schools and hospitals, Council will be required to continue to advocate to the State Government for delivery of new or enhanced infrastructure.

As per of the development of a city-wide contributions plan, infrastructure needs for a growing Bankstown City Centre will be incorporated into that plan. This funding source will only contribute to a portion of the infrastructure funding required to meet the need in Bankstown City Centre by 2036.

Bankstown CBD Renewal Strategy

In 2018, Council adopted the Bankstown CBD Property Renewal Strategy. This Master Plan seeks to implement that Strategy and provide further direction for Council's existing property assets, as follows:

- Greenfield Parade Car Park: Relocation of car parking and use this site for high-quality, job generating redevelopment.
- West Terrace Car Park: Relocation of parking, development of a new urban plaza and high-quality mixed use development on Senior

Citizens site adjacent.

- Stanley Street Car Park: Investigate potential for high quality mixed use development with potential for some parking within redevelopment.
- Meredith Street: Maintain car parking. Rezone site to allow for mixed use development should an alternate location or approach to parking on this site be available.
- Brandon Avenue/Griffith Park: Prepare a Master Plan for this site, which includes consolidation of parking and expansion of the park into the Bowling Club site.
- Marion Street Car Park: Prepare a Master Plan for the site including consolidation of parking and considering opportunities for mixed use development and/or ground floor activation.

Why is this proposed?

As Bankstown changes, we need to ensure that everyone can access community and creative/cultural facilities that improve our quality of life and strengthen communities. We have identified gaps in the community spaces and facilities available in the city centre. Specifically, Bankstown needs more spaces that can serve a range of functions – from cultural events to sport activities. The places and spaces need to meet not only community needs but also offer a range of different sizes to provide for growing population.

Addressing these opportunities is critical to ensuring the long-term sustainable growth of the city centre. The Master Plan details the delivery of infrastructure that will support the health, well-being, livelihood and enhanced learning of residents, workers, businesses, students and visitors.

Infrastructure and actions delivered by Council

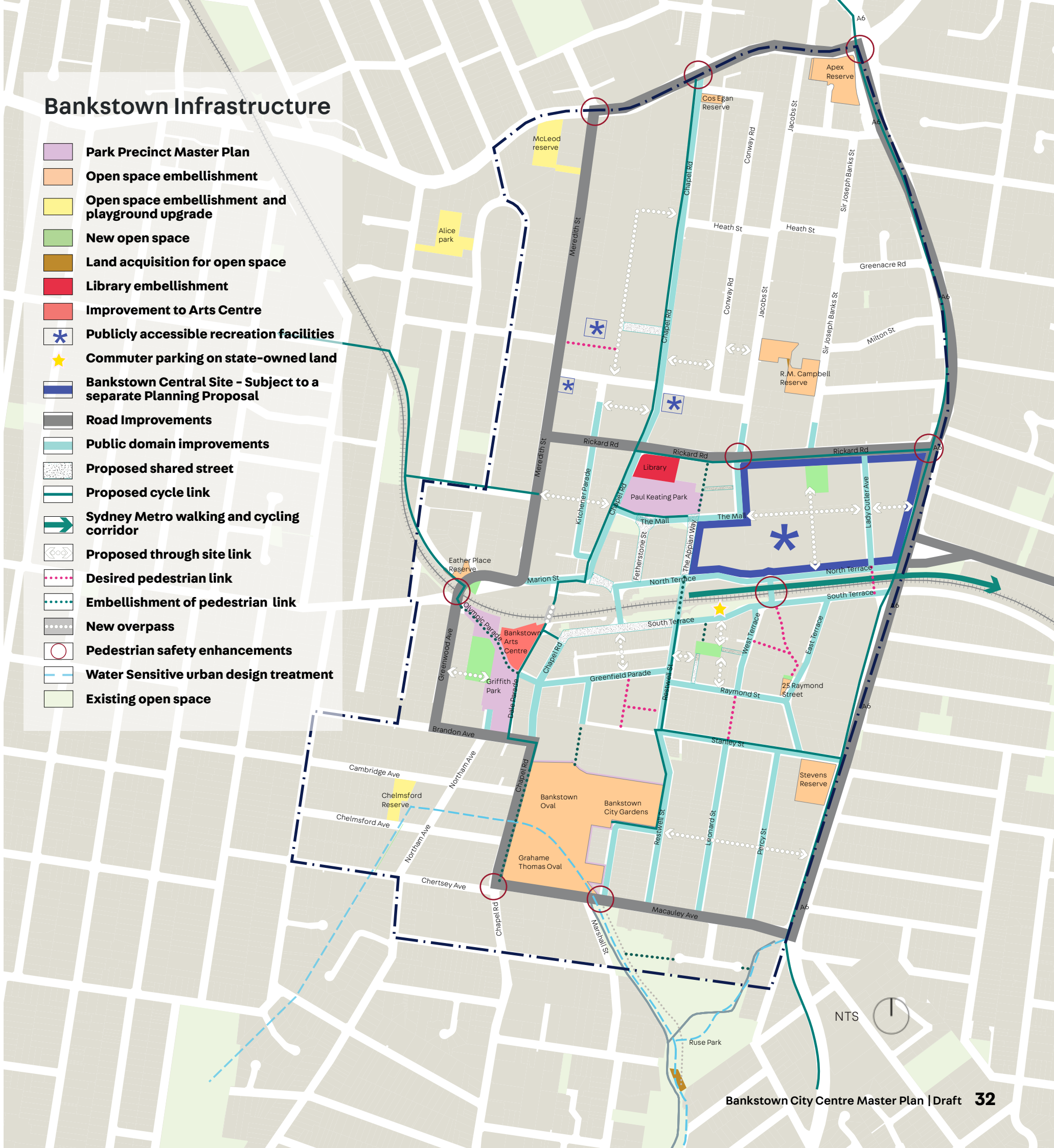
- 1.1.1 New multi-purpose community centre with program space for meetings, gatherings and studying at Griffiths Park, including the expansion of the park to the existing Bowling Club site.
- 1.1.2 Upgrade of the Bankstown Arts Centre including:
 - Larger exhibition and events space
 - Increased studio space
 - Flexible rooms for community-based arts activities (pottery, dance classes)
- 1.1.3 Reconfigure and/or renovate Bankstown Library and Knowledge Centre to accommodate increased demand from residents, students and workers. This includes:
 - Increase availability of meeting rooms for use by students and worker
 - Increasing the amount of quiet study space
 - Increasing “click and collect” services to free up space for quiet study
 - Expanding library café opening hours to enable use of the space for group work and meetings.
- 1.1.4 Amend Council’s contributions planning framework to reflect the forecast growth and infrastructure needs for Bankstown.

Infrastructure delivered in partnership with Council

- 1.1.5 Multi-purpose indoor sports facilities including one centre of at least 1,500sqm with courts as part of any redevelopment of the key sites such as Bankstown Central.
- 1.1.6 Retain and enhance PCYC Indoor Sports facilities.
- 1.1.7 Investigate the opportunity for community use of the school ovals at La Salle Catholic College with Sydney Catholic Schools.
- 1.1.8 Investigate the opportunity for wider public access to indoor program space, meeting rooms and conference facilities as part of the WSU Bankstown City Campus.
- 1.1.9 Work with state government to identify future infrastructure for commuter parking.

Bankstown Infrastructure

- Park Precinct Master Plan
- Open space embellishment
- Open space embellishment and playground upgrade
- New open space
- Land acquisition for open space
- Library embellishment
- Improvement to Arts Centre
- Publicly accessible recreation facilities
- Commuter parking on state-owned land
- Bankstown Central Site - Subject to a separate Planning Proposal
- Road Improvements
- Public domain improvements
- Proposed shared street
- Proposed cycle link
- Sydney Metro walking and cycling corridor
- Proposed through site link
- Desired pedestrian link
- Embellishment of pedestrian link
- New overpass
- Pedestrian safety enhancements
- Water Sensitive urban design treatment
- Existing open space



Objective 1.2

Continue to advocate for the funding and delivery of important State infrastructure

State Infrastructure

- 1.2.1 Continue to advocate for the funding, enhancement and delivery of State Government infrastructure, particularly relating to health, education and transport.**
- 1.2.2 Work with the State Government to identify future infrastructure for commuter parking.**
- 1.2.3 Review the Master Plan once a location for a redeveloped Bankstown Hospital is announced.**
- 1.2.4 Advocate for the Department of Education (DoE) to monitor school enrolments and school capacity to ensure that students can enrol in their local school.**

There is significant investment by the NSW Government in Bankstown, particularly in the delivery of Sydney Metro Services and a commitment to a new \$1.3 billion Bankstown Hospital. There are also commitments to upgrade the capacity of local schools, including Bankstown North Public School. The proposed growth for Bankstown will require further investment by the NSW Government in infrastructure. These include:

- Advocate for a City-Centre based location for the new Bankstown Hospital.
- Advocate for ongoing review of school capacity and ensure investment in Schools Infrastructure as the population grows.
- Delivery of the Stacey Street and Hume Highway Grade separation upgrade to complete the upgrade of Stacey Street and improve its interface and impact on the Bankstown City Centre (Refer to Direction 6 for further detail on Transport matters).
- Commence planning and commit to delivery of future mass transit connections to Parramatta, Liverpool and Kogarah, enhancing Bankstown’s role as the Three Cities connecting City, and in the long term, underground Bankstown Station (refer to Direction 6 for further details on Transport matters).
- In the short term, continue to advocate for rapid, frequent and direct public transport connectivity from Bankstown to Bankstown Airport, Chullora, Liverpool and Parramatta (Refer to Direction 6 for further detail on Transport matters).

- Support the retention and improvement of the Bankstown TAFE NSW Campus within the City Centre to meet the projected need of students on the current site or alternative site within the Master Plan area. TAFE plays an important vocational education function, with a strong presence in Bankstown being important for our current and growing community.
- Seek support from Create NSW in the planning for improvements to Bankstown Arts Centre to define and shape Bankstown’s arts and cultural role within Greater Sydney.
- Work with Health Infrastructure to attract investment in private and allied health sectors.
- Work with Transport for NSW and Sydney Metro on delivery of the Sydenham to Bankstown Active Transport Corridor.
- Work with Sydney Water to improve the water quality of Salt Pan Creek.
- Work with Transport for NSW on addressing the movement, interchange and overlay of buses within Bankstown City Centre.
- Continue to advocate for State provision of commuter car parking on State Government land.
- Work with Sydney Metro on the delivery of enhanced active transport connectivity to connect to the east-west Sydenham to Bankstown Active Transport Corridor.

Council is part of the Bankstown Collaboration Area Governance Group with a number of other key agencies. As Bankstown grows and changes, it will be important that Council continue to work with these agencies to advocate for important health, education and transport infrastructure outcomes. Discussed further in Direction 10.

Why is this proposed?

It is anticipated that the Bankstown City Centre will experience significant jobs, student and housing growth. This growing population of users of Bankstown City Centre will place increased pressure on schools, hospitals, regional roads and the public transport system. The service and infrastructure delivery for these are the responsibility of the NSW Government. As such, it is important that Council continues to play a role in advocating on behalf of the community to ensure these infrastructure items are upgraded or delivered.

**SAHMRI Building,
Adelaide Health
Precinct**



Objective 1.3

Implement an incentive height and floor space system

Incentive height and floor space

1.3.1 A Planning Proposal for Bankstown City Centre should include an incentive height and floor space provision which defines the conditions for increased density based on:

- The provision of on-site infrastructure.
- The delivery of affordable housing.
- The delivery of employment generating floor space.

1.3.2 An infrastructure delivery map should be provided within the Development Control Plan for Bankstown City Centre, to ensure certainty for the property industry and property owners in the location and extent of on-site infrastructure required.

1.3.3 Prepare an Affordable Housing Scheme which outlines the process for contributing towards the delivery of affordable housing.

1.3.4 Investigate planning controls that permit limited underground floor space for supermarkets, clubs and similar uses on suitable sites.

A primary objective of the Greater Sydney Region Plan, South District Plan and Council's Local Strategic Planning Statement, is to align growth with infrastructure delivery. This master plan will result in the increase of development capacity on sites across the Bankstown City Centre, in order to achieve the targets for jobs, housing and student growth. This growth will put pressure on existing infrastructure, housing affordability and the need for more employment-generating floor space. For this reason, this master plan proposes an incentive height and floor space system, whereby for sites that receive a floor space ratio uplift of more than 1:1 above the current maximum FSR controls, the delivery of one of the following will be required:

- The delivery of on-site infrastructure,
- The delivery of affordable housing, or
- The delivery of substantial employment generating floor space.

On-site infrastructure

The delivery of on-site infrastructure will make an important contribution to the functioning of a successful Bankstown City. As shown on the Bankstown City Centre Infrastructure Plan, sites across the city are required to provide:

- Through-site links
- Open space (new or expansions of existing)
- Sports and recreational facilities
- Multi-purpose facilities

These sites contribute to ensuring Bankstown City Centre is a desirable and attractive place

to live, work, visit and study. For these sites, the floor space ratio will be appropriately set to ensure these spaces and facilities can be provided and dedicated to Council, or are publicly accessible. It is important that there is certainty for property owners of sites that are identified as being required to deliver on-site infrastructure. As such, it is recommended that an infrastructure map be included in the Bankstown City Centre Development Control Plan to support an incentive height and floor space clause.

Affordable Housing

Council's Housing Strategy and Affordable Housing Strategy identify a clear need for the delivery of affordable housing in Canterbury Bankstown. This is discussed in detail under Direction 9 – A City with Housing for All. As per the directions on Affordable Housing in the South District Plan and Council's Affordable Housing Strategy, in areas of uplift, it is expected that development contribute to the delivery of affordable housing where viable.

On site's achieving a significant uplift, of more than 1:1, it would be expected that a portion of residential floor space be dedicated to Council for the delivery of affordable housing. Feasibility testing undertaken as part of this Master Plan suggests that development in Bankstown City Centre would not be able to achieve the aspirational target of 15 per cent set by Connective City 2036 or the 5-10% range established for areas of development uplift in the South District Plan at this time. Feasibility testing recommends that up to 3 per cent of gross floor area in residential developments

can be feasibly dedicated to Council, or paid as a monetary contribution to Council for the delivery of affordable housing. Given the imposition of this new levy on development, it is proposed that the Affordable Housing Contribution be implemented in a staged manner, that is:

- A 1% contribution for development approved within 12 months of the Bankstown City Centre Local Environmental Plan amendments being gazetted;
- A 2% contribution for development approved after 12 months but before 24 months of the Bankstown City Centre Local Environmental Plan amendments being gazetted; and
- A 3% contribution for development approved after 24 months of the Bankstown City Centre Local Environmental Plan amendments being gazetted.

In addition, development that is providing on-site infrastructure, or employment generating floor space, being more than 50 per cent, will not be required to contribute to affordable housing.

Employment generating floor space

Council has adopted the upper jobs target for Bankstown City Centre of 25,000, requiring substantial investment in employment-generating floor space. Council's approach to delivering this floor space is detailed further in Direction 3 – A Centre that Attracts Investment and Jobs. The delivery of employment-generating floor space will play a significant role in the transformation of Bankstown into a genuine employment centre. These types

of uses may include commercial offices, hotels, serviced apartments, hospitals and universities, research facilities and shops. In order to encourage and incentivise investment in these uses, it is proposed that the incentive height and floor space provisions will apply to development providing more than 50 per cent of floor space within a development as employment generating floor space. The provision of employment-generating floor space to trigger use of the incentive height and floor space provisions will negate the need to provide affordable housing on that site, however, on-site infrastructure provisions will continue to apply.

Site frontage and area

It is noted that sites will require a frontage of at least 30 metres and an area of 1,500 m² in order to achieve a height of over 50 metres (approximately 16 storeys). This means that sites with a frontage of less than 30 metres may not be capable of achieving the maximum height and floor space ratio recommended under this plan. This requirement will replace the existing system of associating floor space with site frontage under the current Local Environmental Plan controls.

Why is this proposed?

The delivery of on-site infrastructure, affordable housing and employment generating uses often come in direct competition to achieving 'highest and best use' on a site, which in many instances results in residential flat building or shop top housing development. The incentive height and floor space system provides an opportunity for

increased development potential that delivers on the aspirations for Bankstown City Centre, in becoming:

- A more inclusive city, where existing residents are not displaced by the new community due to housing affordability.
- A centre well serviced by infrastructure.
- A more accessible centre through an enhanced network of through-site links and green spaces.
- A genuine employment hub that supports the Three Cities of Greater Sydney.

This approach is an innovative one that builds on the successful implementation of similar but less extensive systems in other Greater Sydney centres, and ensures planned growth supports the city's aspirations. This system ensures that density increases are commensurate with meeting the changing social, environmental and economic needs of the centre.

Underground floor space

On larger sites in the core of Bankstown, there is opportunity for limited uses, such as supermarkets, registered clubs, community facilities, art galleries and the like, to be located underground. This can improve street activation, avoid large expanses of blank walls at street level, and provide a great diversity of uses on a site. Future planning controls should consider this opportunity in limited circumstances where sites are large enough, and limited additional floor space above that prescribed on the FSR Map, can be provided for underground.

Incentive height and floor space system proposed

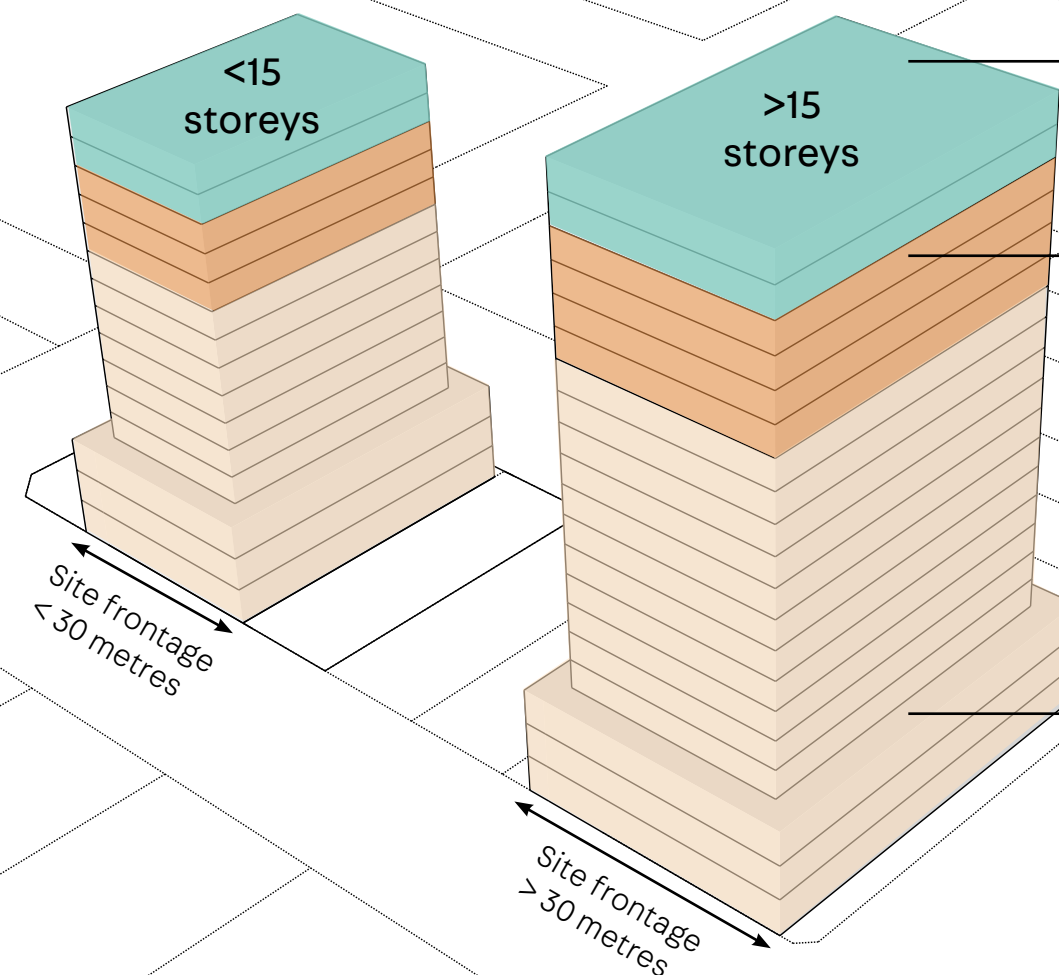
Sites with frontage of less than 30 metres, and less than 1,500m² in area will be limited in height to 15 storeys (50 metres)

Incentives can be applied to achieve incentive FSR that does not exceed 3.5:1

Sites with frontage of more than 30 metres, and more than 1,500m² in area can exceed 16 storeys (50 metres)

Additional Floor plate, setback, amenity controls

Additional sustainability and landscape controls



Sustainability incentive:

- 0.5:1 FSR incentive for high standard of sustainability.

Infrastructure, affordable housing, employment incentive (one or more of the following):

- On-site infrastructure
- Affordable Housing (up to 3%).
- >50% employment-generating uses.

Base FSR:

- Retain current FSR controls.



Direction 2

A Centre for People

Bankstown is a unique place of people coming together from all parts of the world. It holds special places to celebrate the authenticity of each culture and bring them together in a kaleidoscopic manner. The richness of cuisines can be savored in the corners of Bankstown Streets; multi-coloured fashion found in hidden arcades and multi-lingual communities gather in plazas and parks. This is our community, our people - our character of Bankstown.

Character Areas

Eight unique Character Areas have been defined within the Master Plan. These areas will be a blend of preserving the existing character and heritage; building in new desired future characteristics that complement the traditions and align with wider strategic objectives; weaving in infrastructure and amenities to cater our community to grow. The Character Areas are outlined in Objective 2.1.

Local destinations and cultural trails

Bankstown City Centre has a number of cultural destinations that draw people from across Greater Sydney, including the Bankstown Arts Centre, Memorial Oval, the Bryan Brown Theatre, Bankstown Library and Knowledge Centre, Bankstown Sports Club, Hoyts Cinema, Bankstown Central, Bankstown RSL, Saigon Place, Paul Keating Park, Bankstown City Gardens and Little Saigon Plaza. Collectively, these destinations generate significant activity, however they also lack inter-connectivity. People tend to drive rather than walk between destinations, resulting in significant reliance on parking

at each location. The master Plan seeks to improve inter-connectivity and the experience of walking between these destinations in the day and night with opportunities for activation and social interaction. This forms the basis of a cultural trail for Bankstown.

Accessibility and Permeability

New through-site links are provided to reduce walking distance from key employment or residential areas to transport hubs and local destinations. Together Saigon Place, Bankstown Central, Saigon Plaza, RSL club and Sports Club will be the retail anchors that drives the flow of the Centre.

Heritage & Open Space

Saigon Place will be protected as a cultural conservation area to preserve its unique fine grain shop-top housing characteristics. Vimy St precinct has also been identified as a character area for preservation, demonstrating good examples of post-war architecture. Character buildings are also identified within the Master Plan (see Direction 8) to preserve good examples of historic architectural styles.

Open spaces and public places are important locations for resting, gathering and playing in. Bankstown is committed to provide our people equal access to open space. Resident should have access to an open space no more than 200m from their residences. Where possible, new public open space are created in gap area to address this need and new links are introduced to walkability to these places.





Objective 2.1

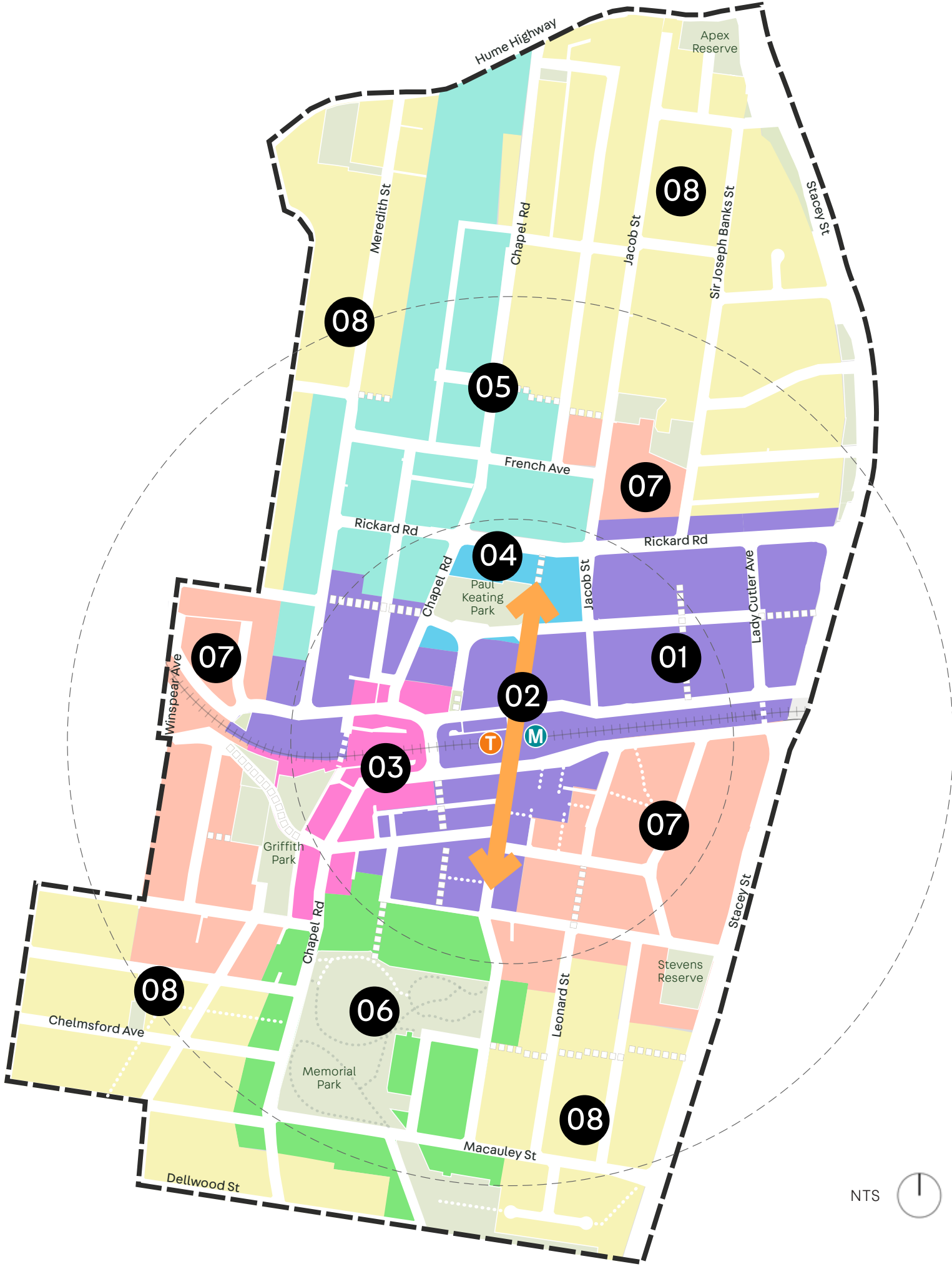
Celebrate, Enhance and Create Unique Character Areas

Actions

- 2.1.1 Create character areas across Bankstown that reflects existing character attributes that can be celebrated and then define future character.
- 2.1.2 Develop Character Statements to support Local Character in both LEP and DCP.
- 2.1.3 Review planning controls to ensure permissibility of corner shops and cafes in some locations within the Terraces and Apartments Character Area.

Proposed Character Areas

- 01 City Centre
- 02 The Avenue
- 03 Food & Culture
- 04 Civic
- 05 Eds & Meds
- 06 Memorial Park
- 07 High Density Living
- 08 Terraces & Apartments



Unique Character to Enhance & Celebrate



Area 1 : City Centre



Future Character Statement

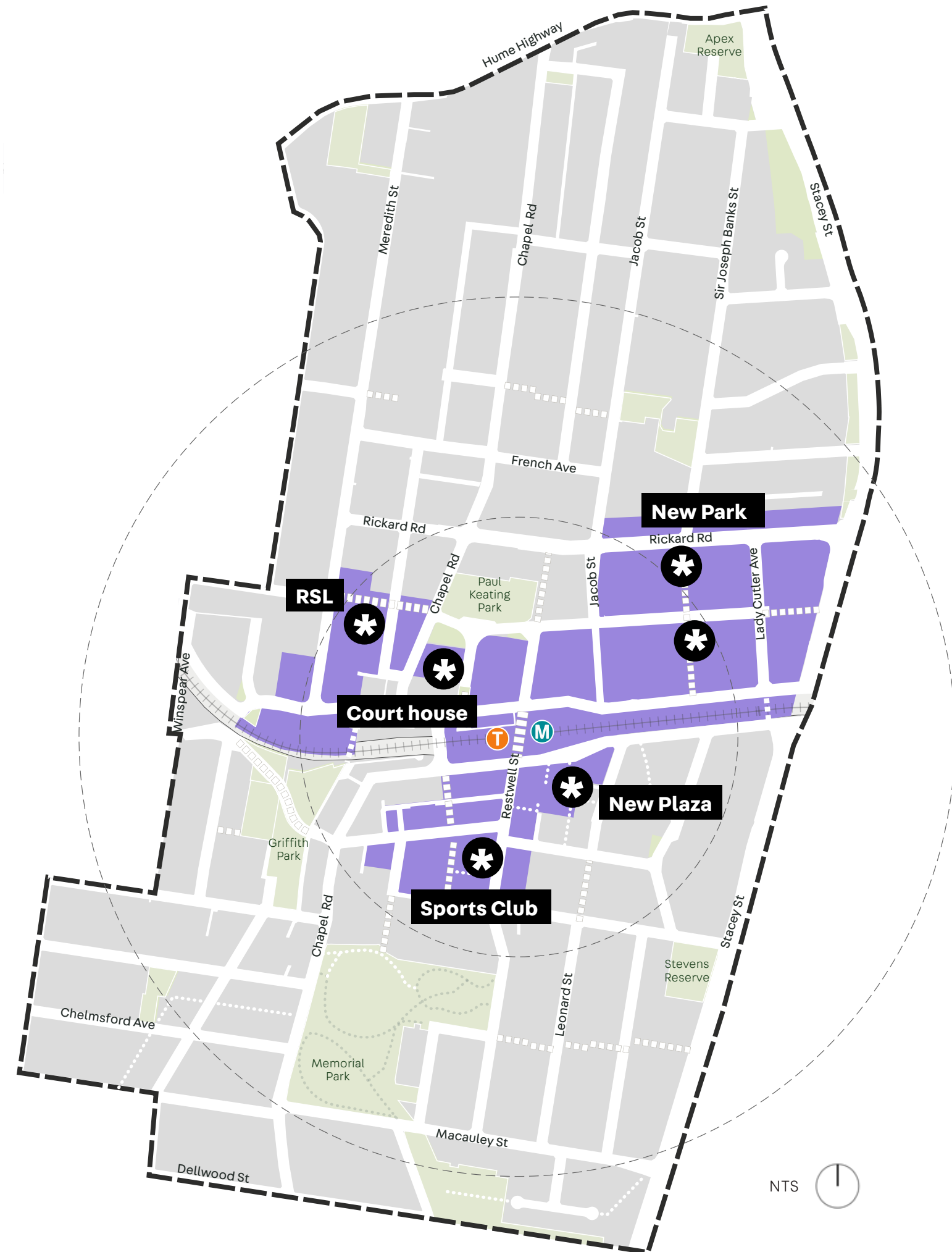
High density, 24-hour city centre, preeminent retail and entertainment destination, active streets and new public parks.

The City Centre is the hub of activity, and comprises important destinations including Bankstown Central, Paul Keating Park, Bankstown Local Court, Bankstown RSL, Bankstown Sports Club and the Compass Centre. A new pedestrian network will interconnect these local destinations and the Bankstown railway and future Metro stations.

A new plaza is proposed at the current West Terrace Car Park site. This plaza will become a new focal point for City life, surrounded by active uses, commercial and residential development. It will become a new anchor and destination place for the southern half of the City Centre. The new plaza will link to the City Centre through a network of lanes and arcades, which will connect to the rail and future Metro station.

The City Centre will continue to be a key employment hub and characterised by a concentration of retail and entertainment adding interest to pedestrian experience on key routes. Fine grain and open-air retail fill the streets in proximity to the rail and future Metro stations, extending Bankstown's characteristic as a small business incubator. The growth of small businesses to support non-mainstream retail opportunities and diversify cultural activities.

As workers, students and residents increase in Bankstown, retail hours will be extended, creating a thriving night time economy, especially along key links that connects the RSL and Sport clubs, to provide 24-hour activation and passive surveillance.



Future Look & Feel



Area 2 : The Avenue



Future Character Statement

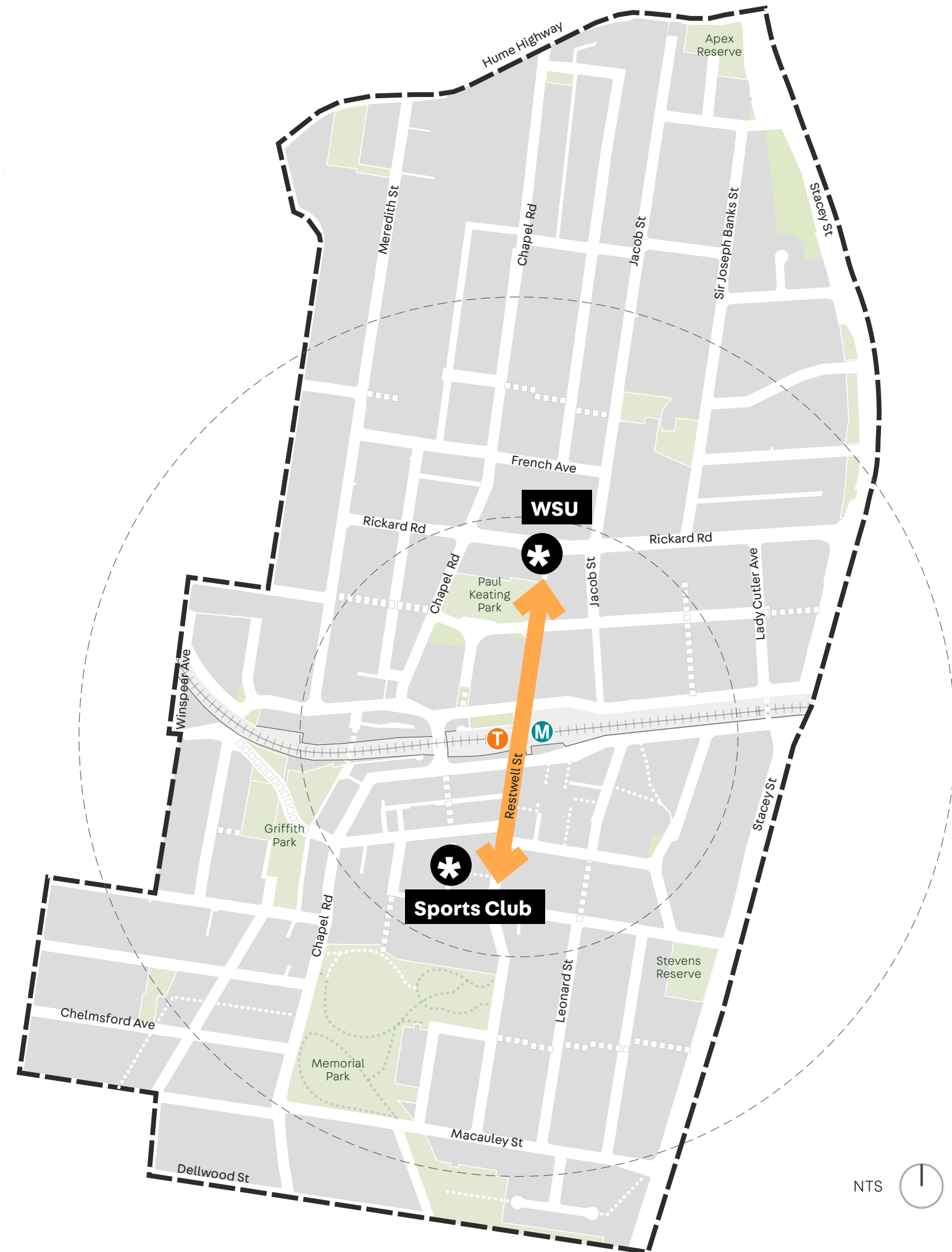
Pedestrian-oriented corridor imagined as Bankstown's central activity spine and 'high street'

The Avenue is the entry to Bankstown. Like in many great cities around the world, this link will deliver a key "activity spine" that encourages 'north to south' visibility, street life and retail activity, spanning from Rickard Road to Stanley Street.

The future character of The Avenue North (The Appian Way) is a pedestrian oriented shared zone boulevard with mature tree lined edges. Outdoor dining areas spill onto the street, as bypassing residents, students, workers and shoppers head towards other character areas.

The Central segment, at the stations interchange, is the most important. It is a welcoming, open-air pedestrian civic plaza, with iconic towers at North and South Terrace acting as visual and directional markers for visitors.

The Avenue South (Restwell Street) is a bus corridor with a separated tree-lined cycle way. It is a day-to-day neighbourhood street, connecting rail and future Metro stations to the parks and schools. Focused commercial activity between South Terrace and Greenfield Parade, will see this segment bustling with workers traversing into the new Lopez Lane plaza.



Future Look & Feel



Area 3 : Food & Culture



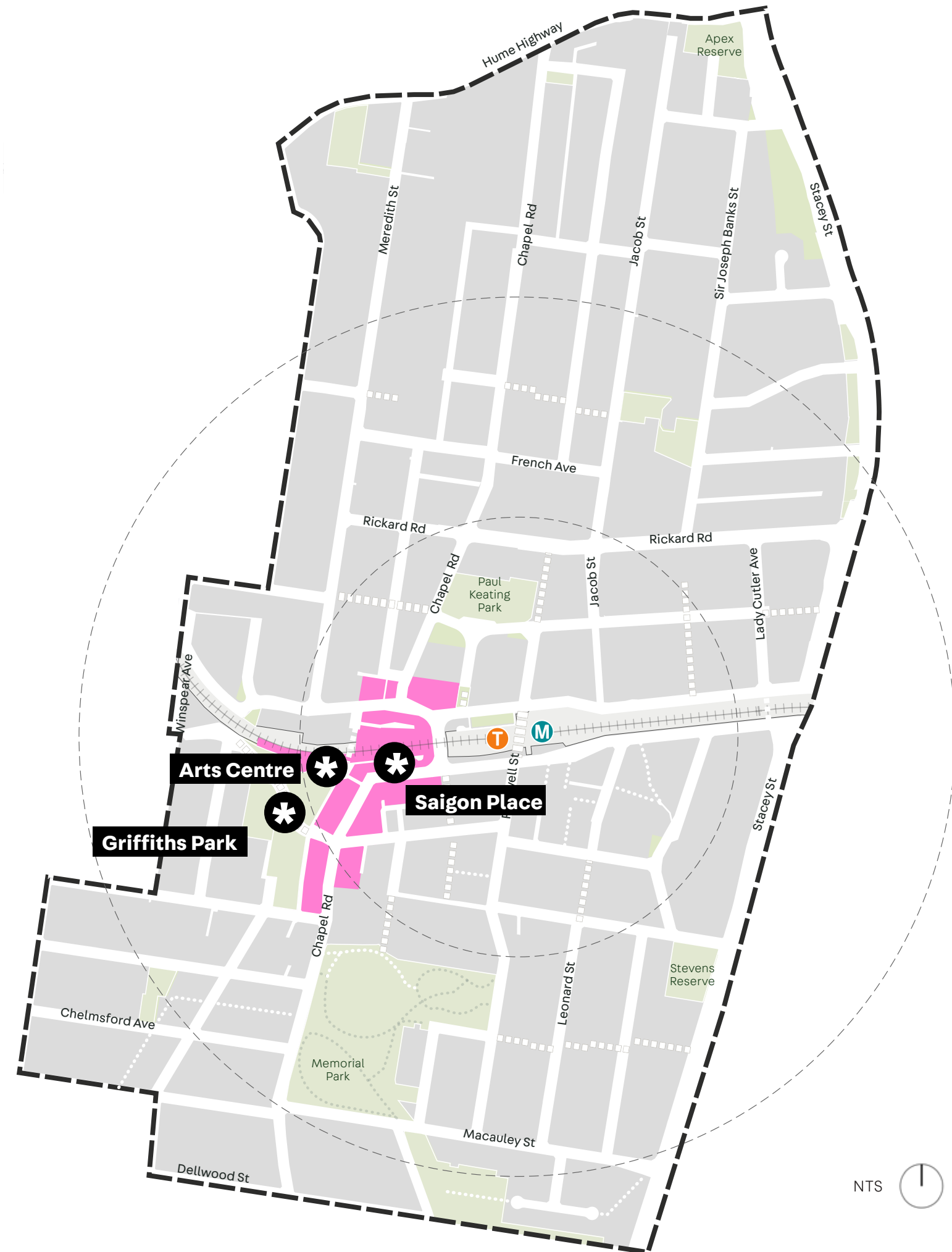
Future Character Statement

Protect and celebrate fine grain, vibrant character, small lot size and active street life

Food and Culture Area includes Bankstown City Plaza, Saigon Place, the Arts Centre and its neighbouring Griffith Park. Its bustling street life and the diverse food culture is renowned in Sydney. Sydneysiders travel regionally to savor the cuisines that Saigon Place has to offer and attend the events from the Arts Centre.

The fine grain, small lot and vibrant character of Saigon Place and City Plaza is to be protected and celebrated. Street markets are partially permitted in public domain and upper storeys are encouraged for small businesses.

This Master plan proposes largely no change to built form in this area. However, Council is investigating a stand alone Master Plan for Griffith Park to upgrade the park and further expand this Food & Culture precinct.



Future Look & Feel



Area 4 : Civic



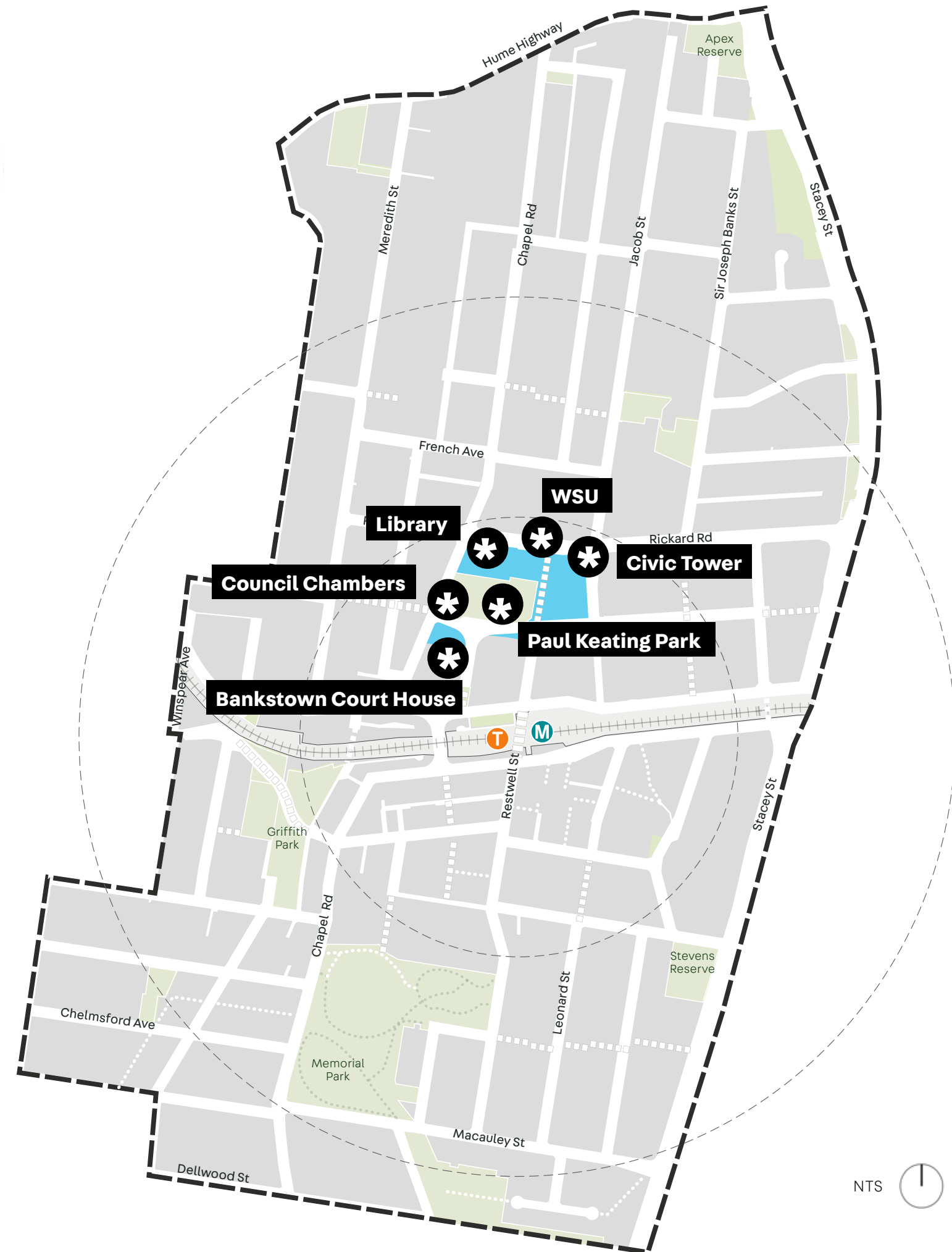
Future Character Statement

Preeminent civic destination for the entire LGA with high quality public domain and iconic architecture

The presence of the Civic precinct within the CBD is preeminent, encompassing Paul Keating Park and its surrounding facilities, such as the Civic tower, Bankstown Library and Knowledge Centre, Bankstown Local Court, Council Chambers and future WSU vertical campus; it will continue as the Centre's gathering place for all community groups.

The introduction of the university community will amplify the energetic dynamics of this character area. Paul Keating Park Master Plan has been adopted by Council to transform this area, to create a livable and inspiring public realm in the commercial heart of Bankstown. It is designed simultaneously for the easy flow of people through and around the precinct and create iconic architecture and quality landscaped public spaces for gathering.

The Appian Way will seamlessly connect this Civic character area to the rail and future Metro stations and northern residential areas. While The Mall extends to an animated thoroughfare connecting different character areas ranging from multi-level retail in Bankstown Central; to health and educational institutes; to key entertainment destinations such as the RSL Club.



Future Look & Feel



Area 5 : 'Eds & Meds'

Future Character Statement

Employment focused precinct with uses catering to workers, including an eat street on Chapel Road and residences

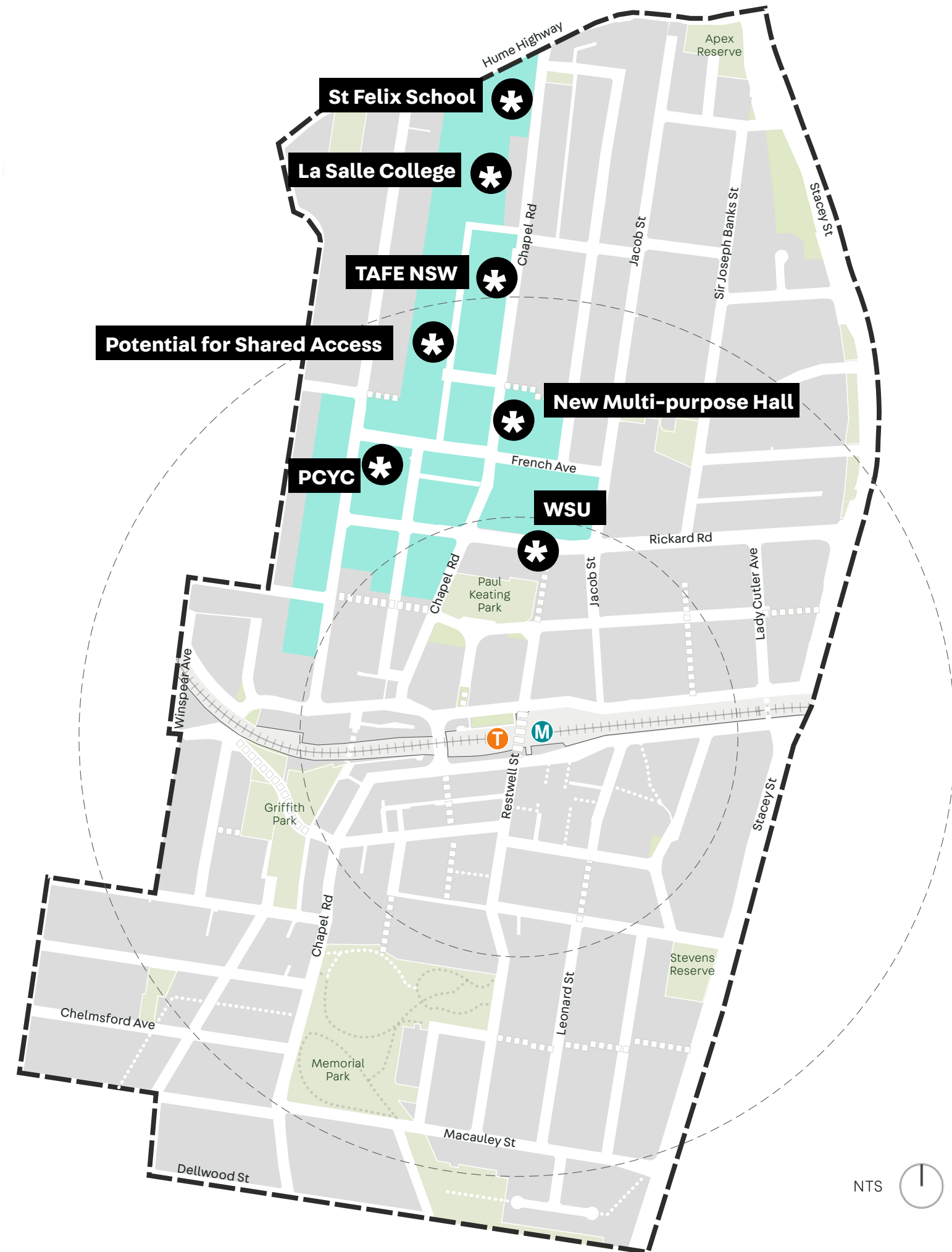
The Education and Health (Eds & Meds) area will be characterised by medium scaled buildings with multiple roof terraces, interconnected by a publicly accessible plaza and pocket parks, centred around the future Bankstown hospital, existing TAFE NSW and a network of supporting and related organisations and industries.

This will be an employment generator with workers and students commuting through day and night. Chapel Road North will be transformed into a vibrant eat street, with wide tree canopies to shade the outdoor diner and provide a connection to the rail and future Metro stations via a separated bike path and bus corridor.

The series of open spaces will comprise safe recess and break-out spaces for patients, workers and students, as well as recreational and local retail opportunities for residents. In high-density locations, such as French Avenue and Rickard Road East, a new park and new multi-purpose centre will be created to facilitate a livable centre for all.

Currently closed off or fragmented open spaces will be unlocked, embellished and connected by new access lanes and thorough-site pathways to encourage walkability to these breathing spaces for the people.

A new shared way and laneway network surrounding the existing TAFE NSW site will ensure minimal vehicle access and servicing is required off Chapel Road.



Future Look & Feel



Area 6: Memorial Park

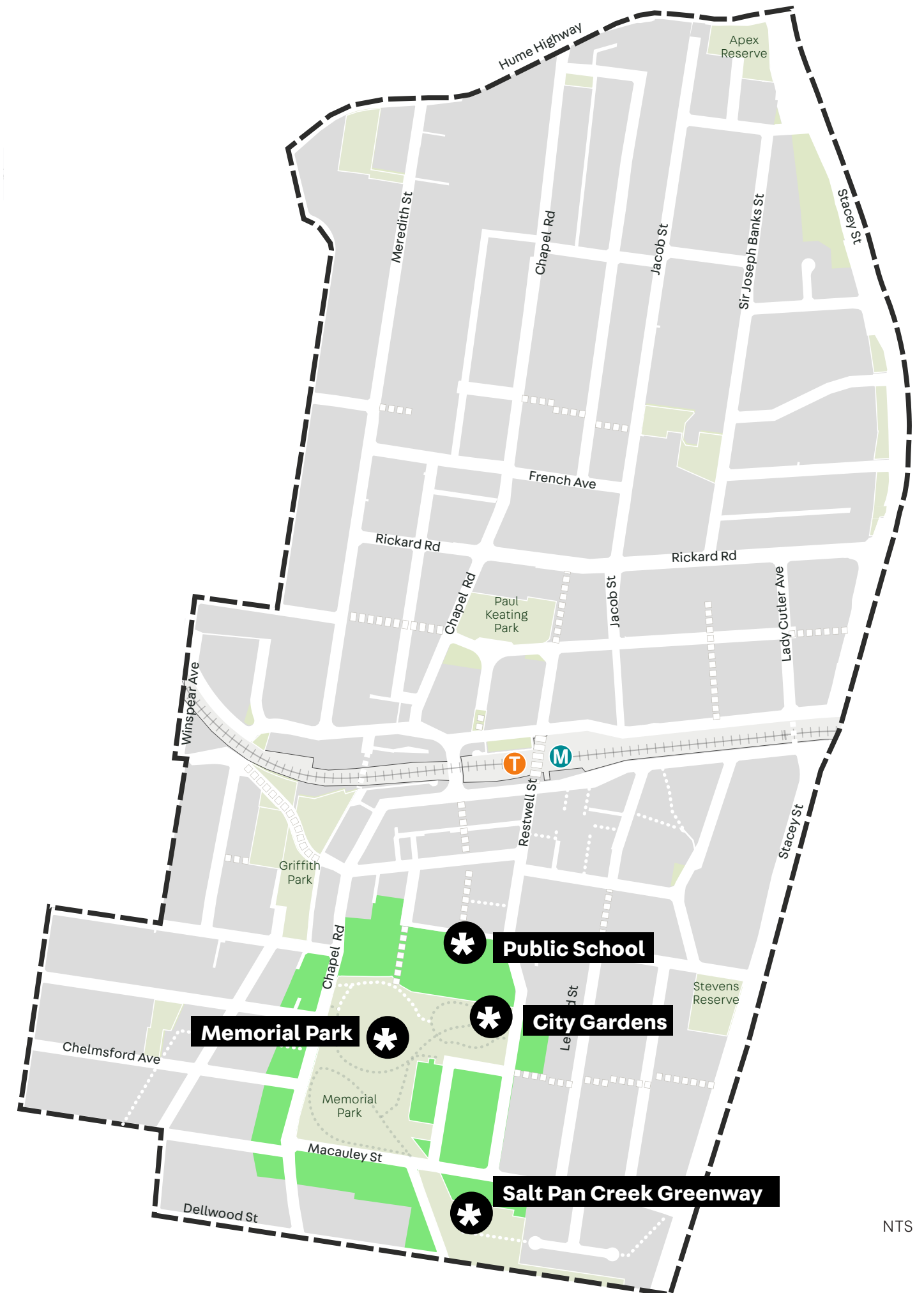


Future Character Statement

High amenity residential neighbourhood with generous views of the park and leafy, green streets

Memorial Park will be lined by leafy green streets and bordered by well-designed medium to high density apartment developments. Residents will enjoy numerous amenities and expansive park views over the parklands.

New pedestrian links are placed along existing creek lines in property setbacks as an extension of the Blue Grid. Provision of leisure walks and cycling routes will promote a healthy lifestyle. Segments of the stormwater infrastructure will progressively be landscaped and naturalised to promote a water-sensitive urban environment. Chapel Road and Restwell Street shared paths provides residents easy access to schools and transport, while retail along Chapel Road will add to the locality's convenience.



Future Look & Feel



Area 7 : High Density Living

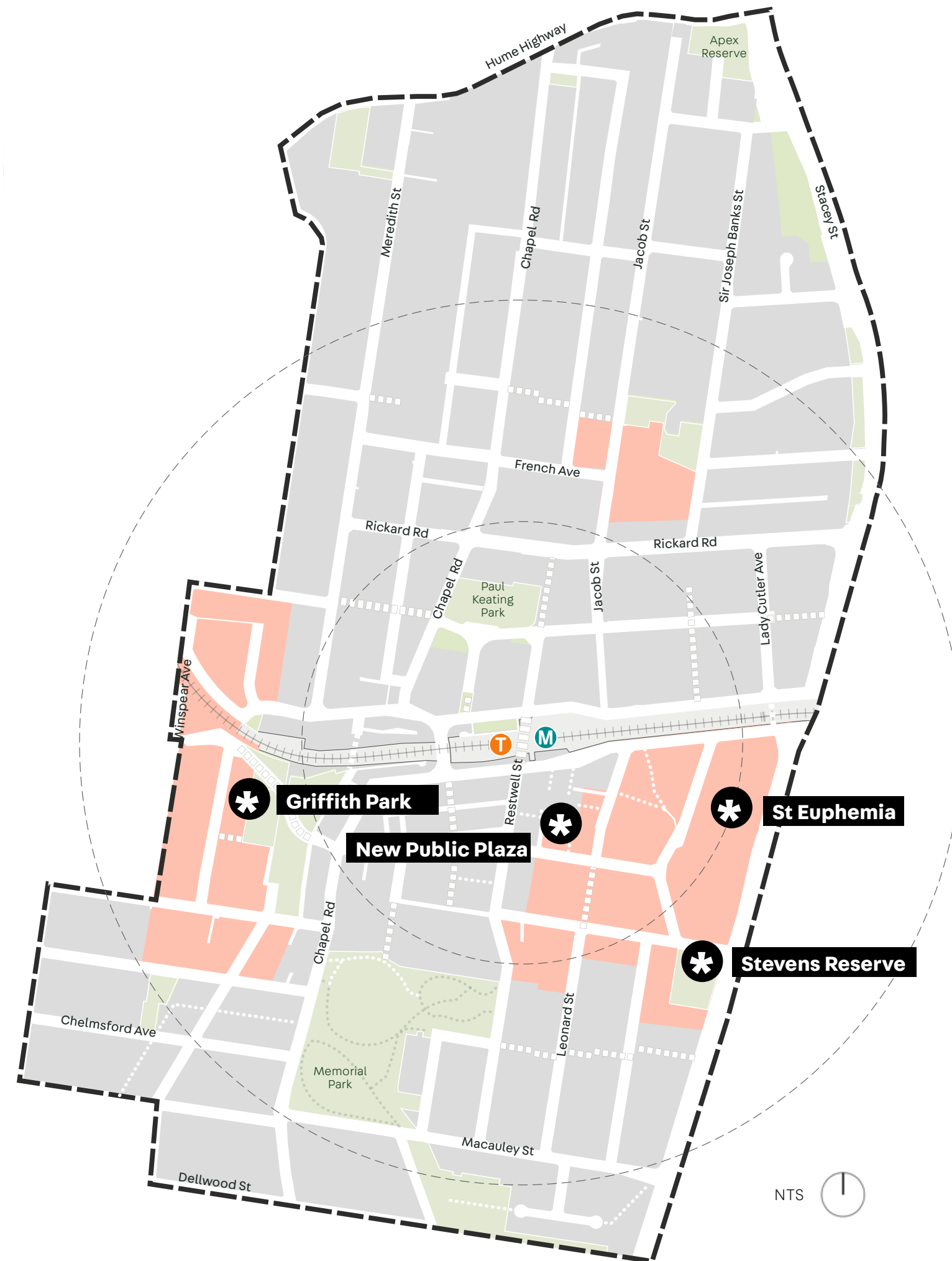
Future Character Statement

High density residential neighbourhood with quiet pocket parks, green setbacks and lush courtyards on the footsteps of the City Centre

Distinguished and architecturally inspiring mixed-use and residential slender towers that positively contribute to streetscape and emphasis on green design, sustainable material use, generous landscaped setback and lush rooftop gardens will characterise this High Density Living areas.

The Master Plan proposes a range of building heights to create a varied silhouette for the City's backdrop (refer to Direction 4) and these high density residential towers will set the skyline of Bankstown for our bypassing commuters. Lush leafy terraces of these developments will symbolise the importance of greenery in the Centre and redefine Bankstown's image as a place for respite and leisurely enjoyment. Offering inviting and comfortable rooftop backyards to our apartment dwellers.

New and enhanced links and open spaces are introduced to cater for the proposed intensification to ensure residents have accessible public open space while enjoying the convenience of easy transport, shopping and dining. With this density, boutique café and restaurants are attracted to cater for these communities and will bring activation and authentic cuisines to these street corners.



Future Look & Feel



Area 8 : Terraces & Apartments



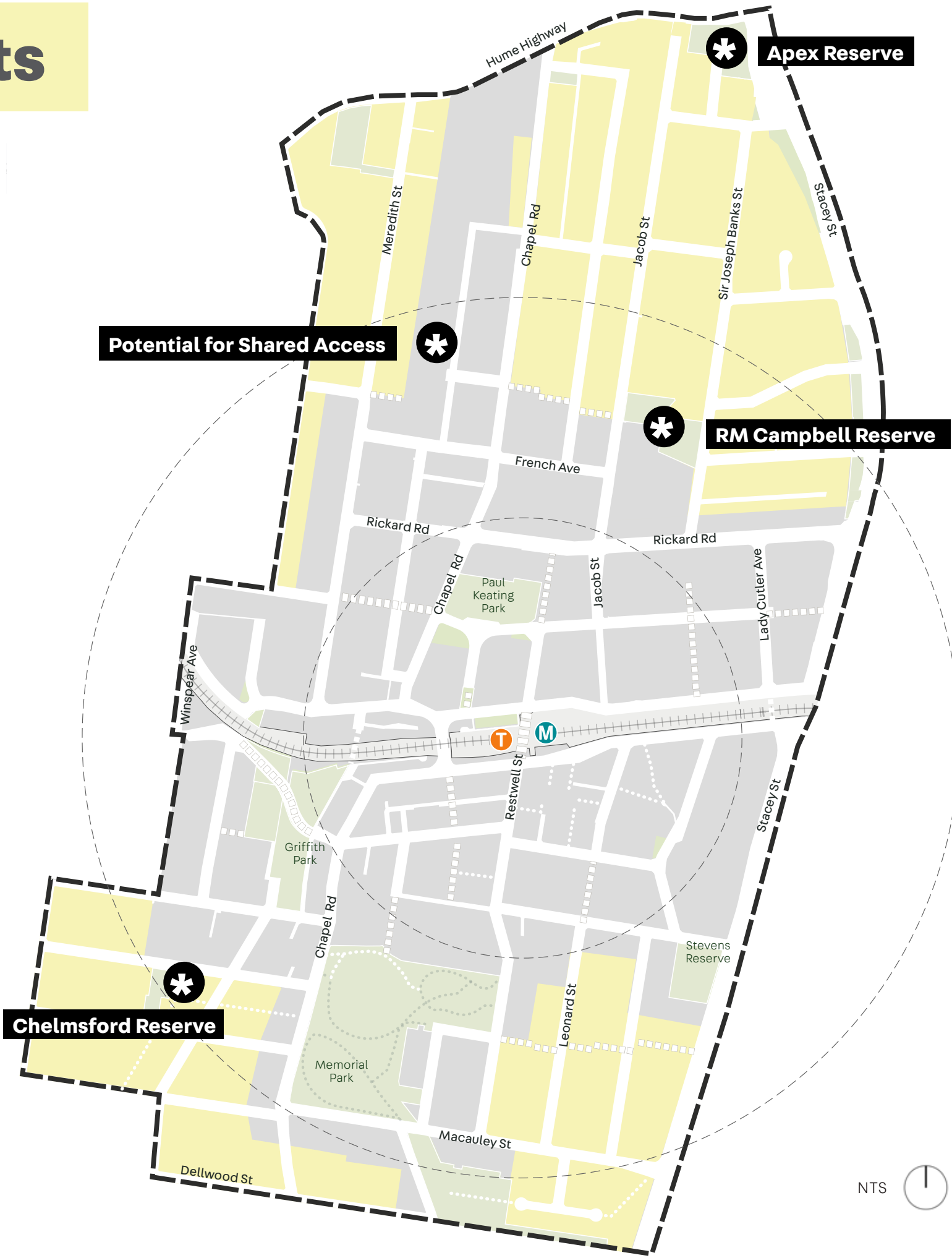
Future Character Statement

Medium density residential neighbourhood with quiet pocket parks, green setbacks and lush courtyards close to amenities of the City Centre

In this character area, the development pattern will likely comprise of new modern terrace and mid-rise development in contrast to older walk-up apartment blocks, where newer residents will come to meet established ones.

This development pattern will address the demands of a diverse population. Older styles housing can provide for affordable housing options and newer terraces will enjoy private yards and off-street entries.

New pedestrian links and cycle paths are introduced in this area to enhance walkability and promote connection to open space. Existing parks will be embellished to provide new amenities for residents’ enjoyment. Planning controls in these areas will be reviewed to allow for corner shops and cafe opportunities in some locations to provide a focal point for each locality and a place for local living and gathering.



Future Look & Feel





Direction 3

A Centre that Attract Investment and Jobs

The creative sector will flourish with increased and affordable art exhibition and co-working spaces that provide visibility and opportunities for co-creation.

Reduced restrictions to trading hours and night-time activity and a mix of permissible uses will facilitate a 24-hour city to support the needs of residents, workers and students as the City emerges into a health, academic, research and training precinct.

What do we know?

- Bankstown is the largest strategic centre in the Canterbury Bankstown LGA
- Under the Greater Sydney Commission's South District Plan, strategic centres will receive investment from State and Local Governments to realise housing, jobs, transport, community infrastructure and sustainability futures.
- In 2020, there were approximately 11,000 jobs in Bankstown (SGS, 2020). The City currently contains 738,438sqm of commercial office, retail and health/education and community floor space, with commercial office floor space comprising the largest proportion of these categories (49%).
- The Local Strategic Planning Statement adopts a vision for Bankstown to be a genuine health and education precinct with a cluster of knowledge intensive and population servicing sector. It adopts a total jobs target of 25,000 by 2036.

- To meet the 2036 jobs target, the City needs to attract an additional 14,000 jobs or 420,000sqm of employment floor space.

What are we proposing?

Objectives and actions within this direction will help ensure Bankstown grows into a genuinely vibrant and successful employment centre offering diverse employment opportunities with health and education specialisations and leverage new, major infrastructure – Sydney Metro and a Western Sydney University campus. The NSW Government has also committed to a new \$1.3 billion hospital investment in Bankstown, with the site yet to be announced. A hospital within the Bankstown City Centre has the capacity to spur further investment in allied and private health, retail and supporting employment sectors. Bankstown will retain and capitalise on its fine grain retail components, diversity and support a vibrant night-time economy.

To achieve this vision, a number of actions will protect existing employment floor space and ensure there is enough capacity and flexibility in planning controls (supported by feasibility analysis) to facilitate the development of retail and office uses, health and educational facilities and creative/cultural uses. The City's employment-generating land use capacity will be increased to accommodate the additional 14,000 jobs targeted by 2036.



The Flinders Centre provides a new premium office building in Bankstown City Centre



Bankstown will be a thriving economic hub for the region. The City will be a genuine employment focused centre. A commercial core zone and increased employment floor space requirements within planning controls will accommodate a mix of health, education, knowledge intensive and population serving sectors and create a total of 25,000 jobs by 2036

Objective 3.1

Establish a modest Commercial Core in Bankstown

Proposed planning controls will introduce a B3 Commercial Core land use zone in Bankstown City Centre. It will be centred around the Civic Precinct the current Railway Station and the centre’s existing ‘Saigon Place’ and City Plaza to the south as illustrated overleaf.

A Commercial Core will support the development of commercial, health and education and arts/culture use by making these uses exclusively permissible with consent under NSW planning legislation.

A commercial core would leverage the new Metro rail development and the new university campus development in the Civic precinct. A modest commercial core has been suggested to find a balance between retaining and protecting employment floorspace (to reach employment targets) without sterilising a large section of the town centre outside core work hours. Sterilisation of city centres due to B3 commercial core zonings were identified as a risk during community consultation of the Land Use and Economic Study (SGS, 2020). The proposed approach is a balance between maintaining capacity for employment in the long term and ensuring an active and vibrant City Centre.

It is noted that in February 2021, the NSW Government introduced the State Environmental Planning Policy Amendment (Build-to-rent Housing) 2021 which would allow for the development of build-to-rent housing in commercial core zones. Appropriate design controls will be required to ensure that build-to-rent development is designed for potential future alternate uses. Build-to-rent housing is addressed in further detail at Direction 9 – A City with Housing for All.

Why is this proposed?

Establishing a B3 Commercial Core in Bankstown would provide a clear and consistent signal to the market that the centre will be a focal point for future employment growth. This is important for several reasons.

Firstly, State government has already designated Bankstown as a key employment centre within the Greater Sydney context.

Secondly, as business and government agencies have historically preferred to locate in neighbouring centres, a signal is required to highlight Bankstown’s new status. The establishment of a commercial core will help grow the employment centre and attract investment and interest.

Another reason to safeguard employment floorspace in Bankstown is due to the recent bias towards housing development in centres. Residential development in, or nearby town centres, is important to maintain vibrancy, activity and passive surveillance. However, the Bankstown Strategic Centre also must

cater for the State government’s employment targets, which are substantial, however do represent a long term view.

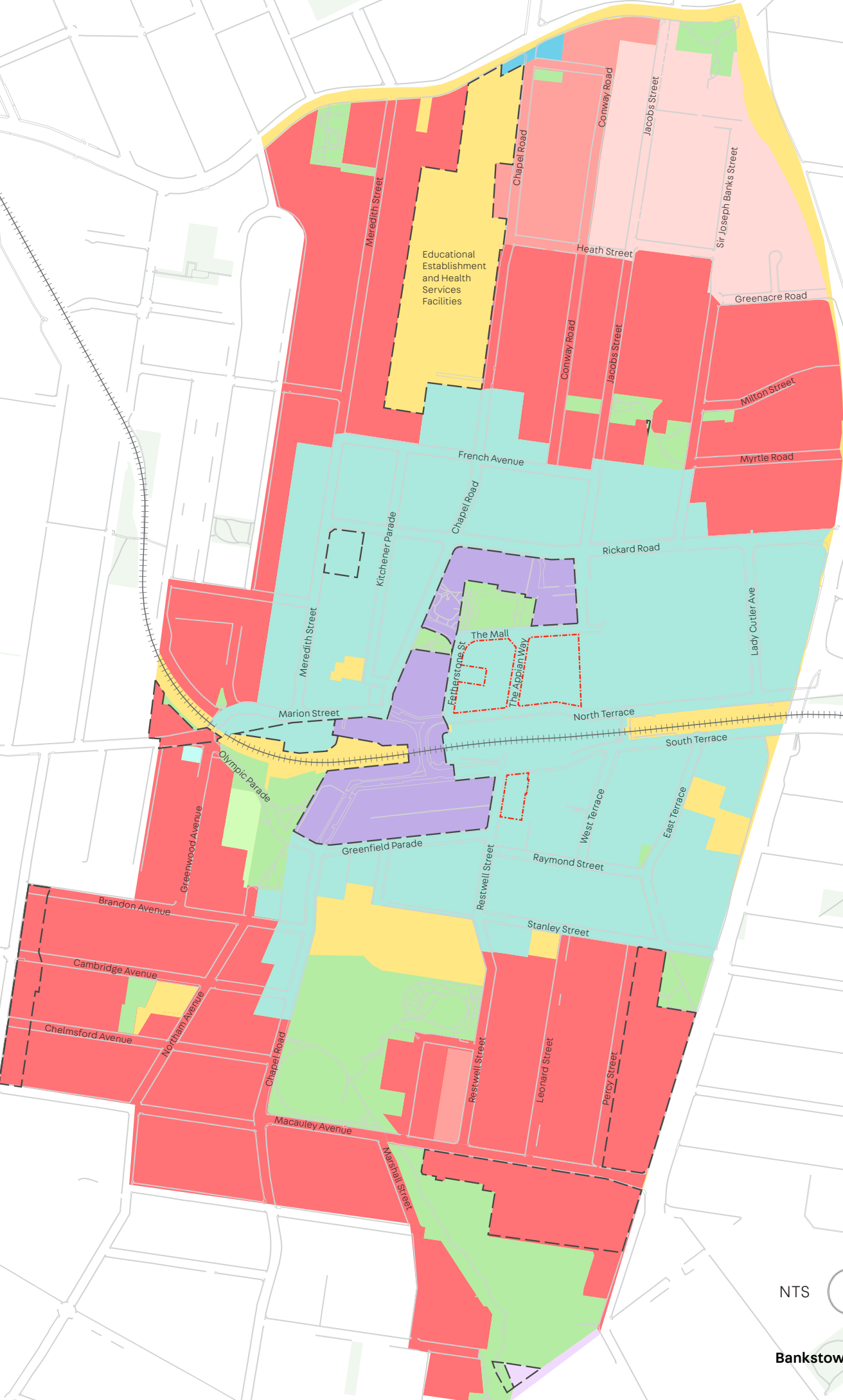
The Canterbury Bankstown Local Strategic Planning Statement is supportive of employment growth in the core area of Bankstown, stating: ‘areas near mass transit stops, will be modern locations for new businesses, jobs, shops and community infrastructure’.

Actions

- 3.1.1 Introduce a B3 Commercial Core in Bankstown City Centre.

Bankstown Land and Zoning Map

- Neighbourhood Centre
- Commercial Core
- Mixed Use
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Public Recreation
- Private Recreation
- Infrastructure
- Areas of change
- Sites required to deliver 50% of GFA as employment-generating uses



NTS



Objective 3.2

Maintain the B4 Mixed Use zone surrounding the proposed Commercial Core and maintain a minimum provision of employment floor space delivery in the Mixed Use Zone

It is proposed to retain the B4 Mixed Use zone in Bankstown surrounding the proposed B3 Commercial Core zone. The co-location of residential and commercial development will support the viability of the commercial retail space in the centre and ensure the centre is not sterilised outside of work hours.

Council will maintain a minimum provision of employment floor space required in this zone. Currently, Clause 6.9 Restrictions on development in Zone B4 Mixed Use in Bankstown Local Environmental Plan 2015 requires the ground and first floor of mixed-use development to be for a commercial purpose or other non-residential purpose. An option to provide a minimum of 1.4:1 of employment floor space or the ground or first floor, whichever is lesser, is proposed in the draft Canterbury Bankstown Local Environmental Plan 2020. It is proposed to retain this clause to ensure the minimum provision of employment floor space.

A number of sites of strategic importance will be able to deliver more than 2 storey equivalent of commercial floor spaces due to their proximity to the future metro station and B3 Commercial Core zone and generous site area. This includes the Compass Centre block between the Appian Way, Fetherstone Street, The Mall and North Terrace; part of Bankstown Central (subject to a separate Planning Proposal) and sites at the corner of Restwell Street and South Terrace. These sites will be required to deliver at least 50% of total floor space as employment generating land uses in the revised LEP.

Employment generating uses comprise:

- centre-based child care facilities
- commercial premises
- community facilities
- educational establishments
- entertainment facilities
- function centres
- health services facilities
- hotel or motel accommodation
- information and education facilities
- passenger transport facilities
- public administration buildings
- recreation facilities (indoor)
- residential aged care facilities
- registered clubs
- tourist and visitor accommodation

In addition, it is proposed to introduce a 'no net loss of employment floor space' clause in the LEP. With any redevelopment in the B4 zone, if sites have more than the minimum required employment floor space requirement within existing development, the redevelopment will be required to accommodate the equivalent quantum of employment floor space (as existing) as a minimum.

All the above measures will position Council to meet its job targets. With the high employment targets placed on the centre,

and the significant demand for employment floorspace beyond current planning control capacity, it will be important to protect employment floorspace in Bankstown centre now and into the future, despite short term pressure for residential development.