














There are a number of council and privately owned sites in the CBD that are currently under utilized or under-developed. These sites could be utilized to provide improved public space opportunities. There is potential for on grade carparking to be relocated to be consolidated into new developments with developer contributions allowing the release of public land for recreational purposes.

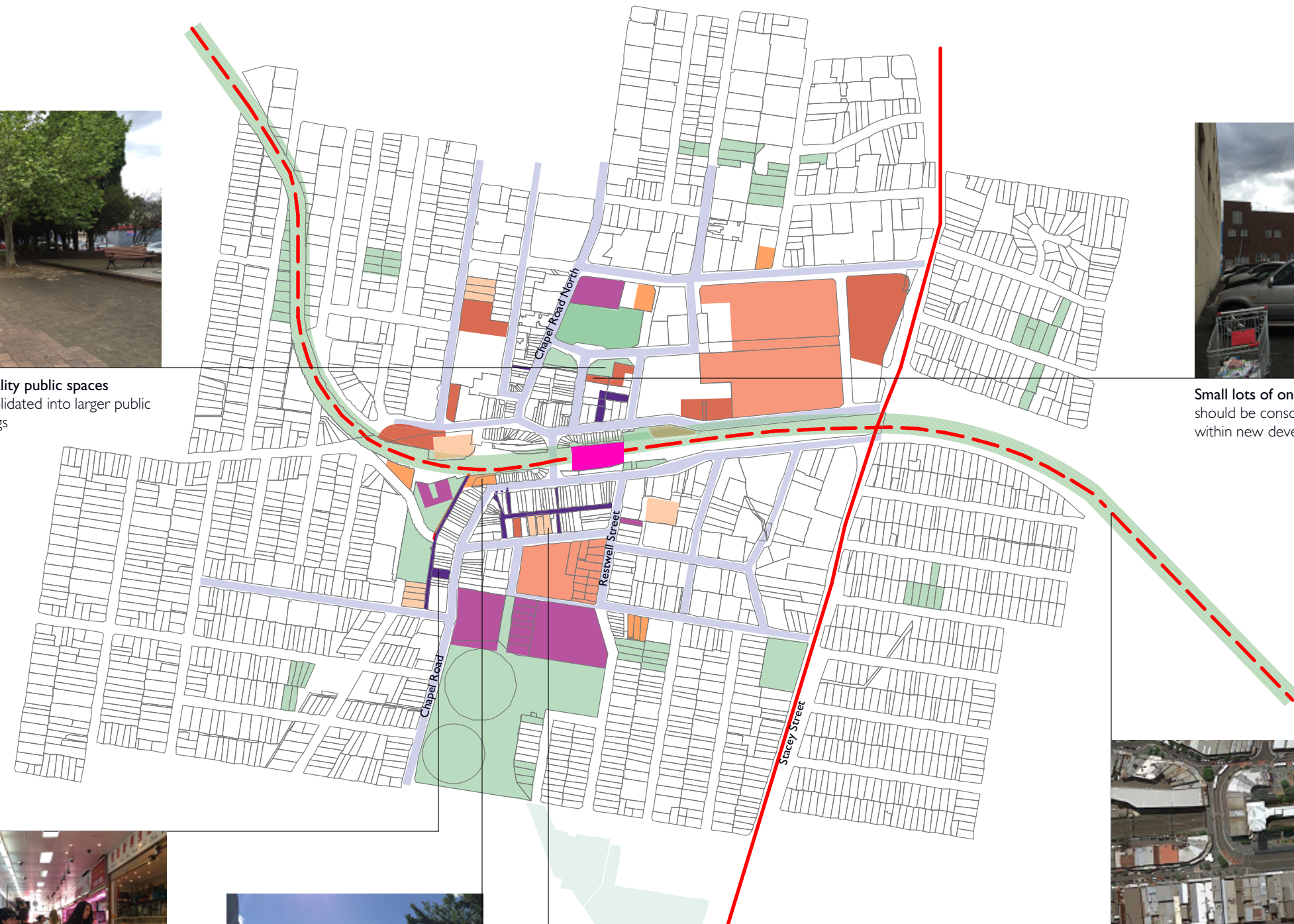


Small poor quality public spaces could be consolidated into larger public domain offerings



Small lots of on grade carparking should be consolidated and relocated to within new developments

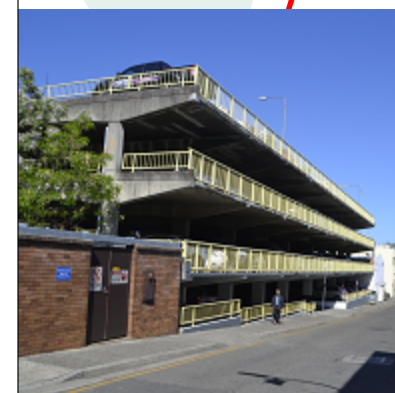
-  Rail Line
-  Train Station
-  private owned on grade parking
-  private owned built parking
-  council owned on grade parking
-  council owned built parking
-  public infrastructure
-  lanes + arcades
-  vehicle dominated streets
-  open public space
-  rail corridor
-  Salt Pan Creek corridor
-  walking route



Established urban pattern of retail arcade pedestrian through site links should be maintained and encouraged in future developments



Council owned on grade carparking should be redeveloped as public space










Council owned carpark should be redeveloped as public space or catalyst development



Highly visible and intrusive rail line should be relocated underground from Punchbowl to Bankstown

Surrounding the station, Bankstown CBD can be divided into four distinct zones with limited connection between each precinct. The four precincts are the **Civic Precinct** that includes Bryan Brown Theatre, Bankstown Library and Paul Keating Park, the **Cultural Precinct** that includes “Eat Street” along Chapel Road, the laneways and arcades to the South of the Station and Bankstown Arts Centre, the **Retail Precinct** including Bankstown Central Shopping Centre and the **Parklands Precinct** including Bankstown City Gardens, Bankstown Memorial Oval, sporting fields and Salt Pan Creek green corridor.

-  Rail Line
-  Train Station
-  Civic Precinct
-  Retail Precinct
-  Cultural Precinct
-  Southern Parklands Precinct
-  Salt Pan Creek Corridor



Each of these precincts has its own distinctive built form, materiality, signage, and cultural history that should be recognised when considering any future development to the public domain.



The **Civic Precinct** includes Bryan Brown Theatre, Bankstown Library and Paul Keating Park.

- It is characterized by:
- elegant civic architecture
 - colourful planting and established trees
 - well utilized amenities including library, playground and seating
 - heritage structures
 - key community assets
 - poor street quality and connection to station

Generally new developments surrounding the park and civic buildings have poor street address.

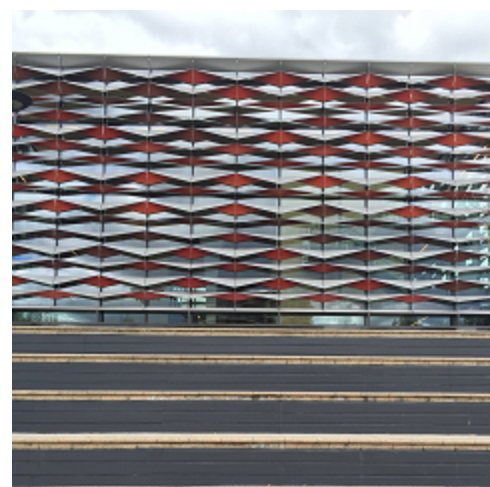
Paul Keating Park is used regularly for major events including Sydney Writers Festival, Lunar New Year and Bankstown Bites.



1. Precinct disconnected from Train Station



2. Car dominated circulation



3. Bankstown Library



4. Colourful planting



5. Established trees in Paul Keating Park



6. Playground in Paul Keating Park



7. Heritage structures (council owned)



The **Retail Precinct** includes Bankstown Central Shopping Centre and Compass Centre.

This area is currently identified for redevelopment including

- mixed use development
- additional parking.

This large retail offering is currently well patronized by locals as well as those across the greater South West Sydney region. The retail mix includes supermarkets, large chains, discount stores and independent retail.

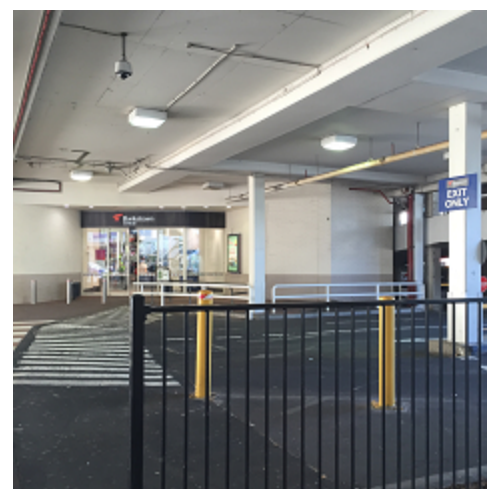
Access to the shopping center is currently dominated by cars and buses with limited pedestrian connection (via the Compass Center) to the station. Most buses that stop at the station currently also stop at Bankstown Central.



Bankstown Central first opened as Bankstown Square in the mid 1960s and included a citizenship service within the complex to encourage migrants to become citizens.



1. Car dominant landscape



2. Vehicular dominant entry sequence



3. Poor street address



4. Existing arcade connection to Train Station



5. Poor street presence and surveillance



The **Southern Parklands Precinct** includes Bankstown City Gardens, Bankstown Memorial Oval, sporting fields and connection to the pedestrian and cycle ways along the Salt Pan Creek green corridor.



1. Bankstown Public School



2. established planting at Bankstown City Gardens



6. Lawn + picnic shelters at Bankstown City Gardens



4. Perimeter fence to Bankstown Memorial Oval



5. Entry to Bankstown Memorial Oval



6. Low fence to Sports Fields



7. Salt Pan Creek stormwater channel



8. Established pedestrian and cycle ways



9. Cycleways connecting to Salt Pan Creek Corridor

- Bankstown Memorial Oval is a multi purpose stadium that is currently used for cricket matches including Sheffield Shield and local AFL matches. It is fenced and not open for public use. The playing fields adjacent are open to the public
- established pedestrian and cycle connect the City center with the Salt Pan Creek green corridor
- Bankstown Sports Club, Bankstown Girls High School and Bankstown Public School detach this precinct from the CBD and station.



Bankstown Baths, circa 1940s - one of Sydney's first Olympic Pools - now the site of Bankstown Arts Centre
source: smh.com.au

The **Cultural Precinct** includes “Eat Street” along Bankstown City Plaza and Chapel Road, the laneways and arcades to the South of the Station and Bankstown Arts Centre.

The “Eat Street” is the currently the most vibrant and popular area of the city for locals and visitors to Bankstown. It currently has predominantly Vietnamese and Chinese food businesses including restaurants, fruit and vegetable markets, specialty Asian Grocery stores, butchers and street food stands, mixed with the occasional European Deli and other commercial offerings of small internal arcades. It is a popular street with all generations. The street fronts consist of predominantly 2 storey shop top buildings with awnings and market stalls spilling onto the street. The scale of the buildings in terms of height, density and street width provides a successful public space. There is dominant colorful signage throughout this zone.

BRYAN BROWN: WHY THE BOY FROM PANANIA STILL CALLS BANKSTOWN HOME

Sydney Morning Herald, 30th November 2013

"Bankstown Pool closed in 1984. It is now the Bankstown Arts Centre. And one Tuesday last month I attended a night of Slam Poetry at the Centre along with my daughter Matilda and a young singer songwriter Ollie Leimbach.

Slam Poetry is a bit like rap, in parts. There is the fast alliteration-based lingo but also the more straightforward story-focused rhyme. There were 300 attendees. The makeup was about 50/50 male female with maybe a leaning to female. And most of the females were wearing hijabs or head scarves. They looked beautiful and elegant. The room was alive, funny, cheeky, respectful and youthful. The audience were the new migrant-parented kids of today, Lebanese, Egyptian, Chinese, Pakistani, Indian and Anglo. There was no tension in the room, no anger, no fear. There was no security on the door unlike every venue I pass in the inner city. About 30 people delivered their poems during the night and the judges are booed or cheered after they award points.

It was fun. The topics varied. There were two about coffee. Love was a predominant theme with family, identity and culture to the fore. Some poets took a big breath because they'd never done it before, others had a swagger and confidence. One young lady should think seriously about stand up. No one was a victim, even though there was pain in a number of poems."



Bryan Brown, source: shorelife.com.au



1. Street Furniture in "Eat Street"



2. Multicultural food offerings



3. Multicultural food offerings / street markets



4. Street awnings and dominant signage



5. Bankstown Arts Centre



6. Poor Street and city centre connection to Bankstown Arts Centre

BANKSTOWN

Yasmine Lewis

It was home when the rest of Europe said No
It was once fake houses built to facade as a farm
It was born on Dharug land

It was my Nene's fruit trees
and my Dede's Kingswood

It was riding bikes at Lake Gillawarna
and playing hide and seek at KidzMania

It was manoosh for breakfast
paid with whatever coins you had

It was the smell of chlorine
and day old sweaty shinpads

That crafted jewels
on fields and in swimming pools
From Ian Thorpe to the Konrads
To Brett Emerton, Brett Holman
A list incomplete without the Waugh brothers

It's the rhythm of creativity that runs through its veins
I'm talkin' Easybeats,
Anh Do, Human Nature, Akmal
A list incomplete without Bryan Brown

It's artists underground
that you don't even know
Brothablack, Mistery, Mirrah, Matuse
and Chris Woe

It's 69 languages
in one school alone
It's bleeding blue and white
'til I'm grey and old

It's never needing the Harbour
when you've got El Jannah

It's the best pho that Sydney can't beat
but it's not just about what you can eat

Whether you're a woman in a hijab
or an Anglo in a flanno
it's without getting a stare

It's past prime Ministers like Keating
and future prime Ministers like Clare

With one of the oldest arts society's in Sydney
and the biggest poetry slam in the country

It was fake houses built to facade as a farm
now an underground war bunker buried underground

It was born on Dharug land
It still is Dharug land

It was home when the rest of Europe said no
and it's still home when the rest of the world
(and this country) says no.

It's where I was from
It's where I live now
I'll say it proud
It's Bankstown



Yasmine Lewis

☒Straight outta Bankstown, Yasmine began performing spoken-word in 2013 after being dragged along to Bankstown Poetry Slam by a friend. Since then, she's become a state finalist in the national Australian Poetry Slam, toured alongside Mark Gonzales for the Write on the World Series and was one of 5 poets who mentored students for the 'Stand Tall, Speak Out!' high school competition. Recently, Yasmine co-directed Real Talk, a spoken-word theatre show, and has worked on various events including 4Elements, MicCheck and Western Sydney U's Diversity Fest. She's also a pending law grad, Glacage addict and cat video enthusiast.

www.swf.org.au/program/swf2016/may-bankstown-poetry-slam-featurin-g-yasmine-lewis-SR3

Bankstown has a dynamic street culture which is built on the vibrancy of its multicultural community.



Pop up markets spill onto Chapel Road



One of many small retail arcades



Food stores display goods on Bankstown City Plaza



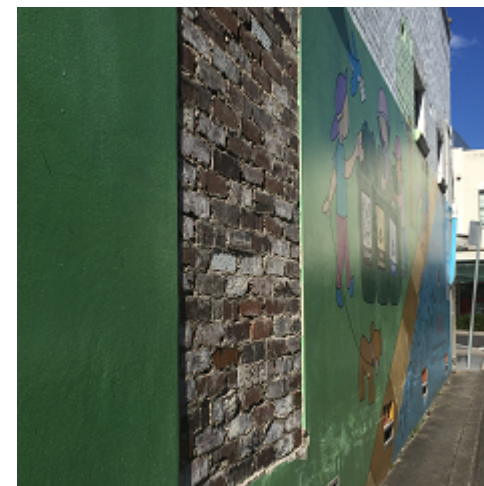
Covered arcades link the station with the Sports Centre



Arcade connection for locals in the know



Articulated street awnings in the Cultural precinct



Public murals



Rubbish collection is a problem for small retail tenancies that back on to Stewart Lane



Blank facades currently fronting Stewart Lane

The cultural precinct in Bankstown is connected via a series of lanes and arcades.



Key Attribute - Elegant civic buildings and well utilised public facilities



Key Attribute - Dynamic multi cultural community



Key Attribute - Established Arts and Culture



Key Challenge - Train line bisects the CBD



Key Challenge - Hostile pedestrian environment



Key Challenge - Inefficient + intrusive use of public land as carparking