



ARCADIA

461 Chapel Rd, Bankstown
Affordable Housing

Prepared for SDG
February 2026

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

REV A	DA	ISSUED 03 APRIL 2025	AUTHORISED BY MB
REV B	SSDA	ISSUED 02 OCTOBER 2025	AUTHORISED BY MB
REV C	SSDA DRAFT	ISSUED 30 JANUARY 2026	AUTHORISED BY AE
REV D	SSDA	ISSUED 05 FEBRUARY 2026	AUTHORISED BY AE

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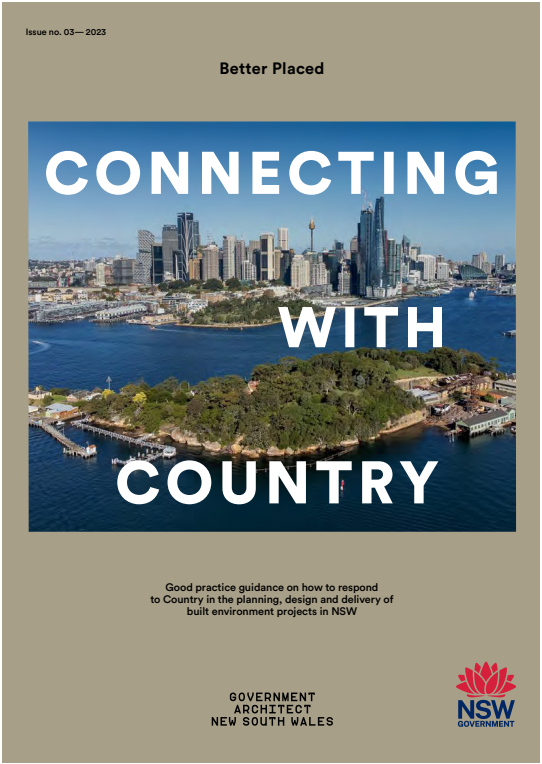
01 CONTEXT AND ANALYSIS

Background Documents

Connecting With Country Framework 2023

The Connecting with Country framework is designed as a tool to support both non-Indigenous and Indigenous project teams to create places, buildings and infrastructure that respect their connection to Aboriginal land. The goal is to place consideration of Country at the heart of the state’s planning system.

The document highlights the need for moving from a human centred approach to a Country centred approach. A Country centred approach is a circular network consisting of integrated relationships, where humans are part of the natural environment. “The Connecting with Country Framework is critical in [the] re-imagining of how we engage with Country and cultural landscapes. It enables Aboriginal people’s values, knowledge systems and mechanisms for connecting to country to influence the design and planning processes for building and architecture,” (NSW Minister for Aboriginal Affairs and Treaty, David Harris)



Key Takeaways

“When it comes to knowledge sharing, it is essential that Aboriginal people retain authorship and control of their cultural knowledge and intellectual property, and how it is shared with others. Aboriginal people need to be invited to co-design and co-manage projects rather than just being asked to provide their cultural knowledge, stories and insights to help develop projects.”

Typical 4-phase built environment project cycle

- Project formation can be understood as an immersive process of starting with Country – the phase at which we start to form an understanding of Country.
- Project design can be understood as a process of imagining with Country.
- Project delivery can be understood as a process of shaping Country.
- Project maintenance can be understood as part of an ongoing continuum of caring for Country.

Community Engagement

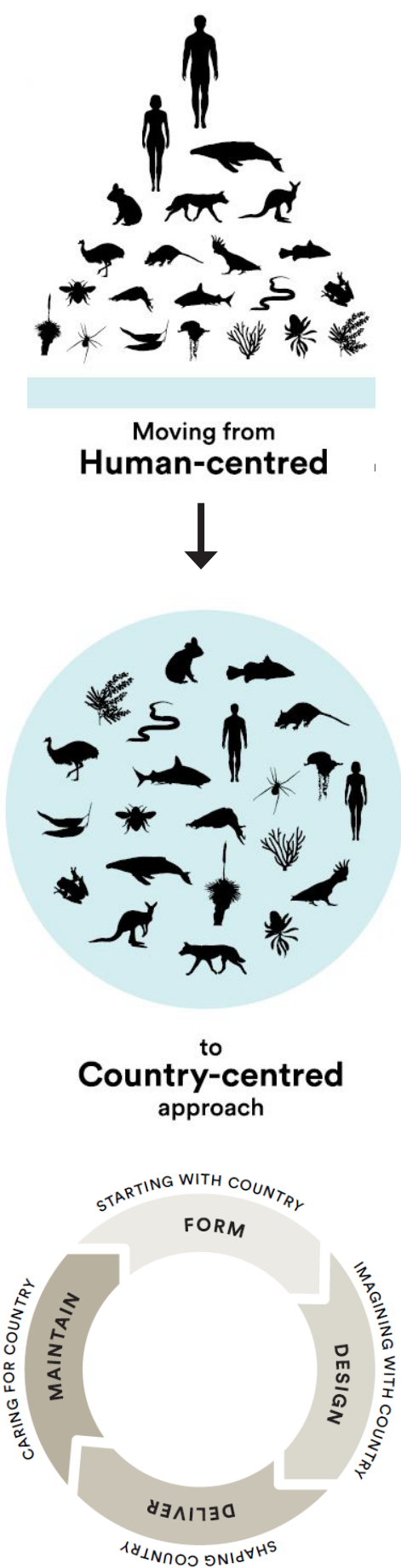
- Engaging with diverse groups of people from a community to ensure outcomes are reflective of their needs and decisions are made equitably.
- Engagement should be carefully planned and considered as the process of design

Connecting With Country

- Developing connections with Country through building relationships with First Nations peoples. First Nations knowledge will inform the design

Designing With Country

- Designing with Country is a design approach centred on Country.
- Engagement process to interpret the knowledge into the design outcomes.



Connection to Country

Site Context

The land where the site is located today is the shared lands of the Wangal (East), Bediagal (South) and Cabrogal (West). It continues to be the country of many clans from the Sydney region that call it home. This Country is a place defined by the water of the Georges River and Cooks River and its convergence with sea. Mangroves and saltmarsh wetlands used to spread along Saltpan Creek and rivers. The traditional lands included Turpentine-ironbark forests and open forests on Hawkesbury Sandstone.

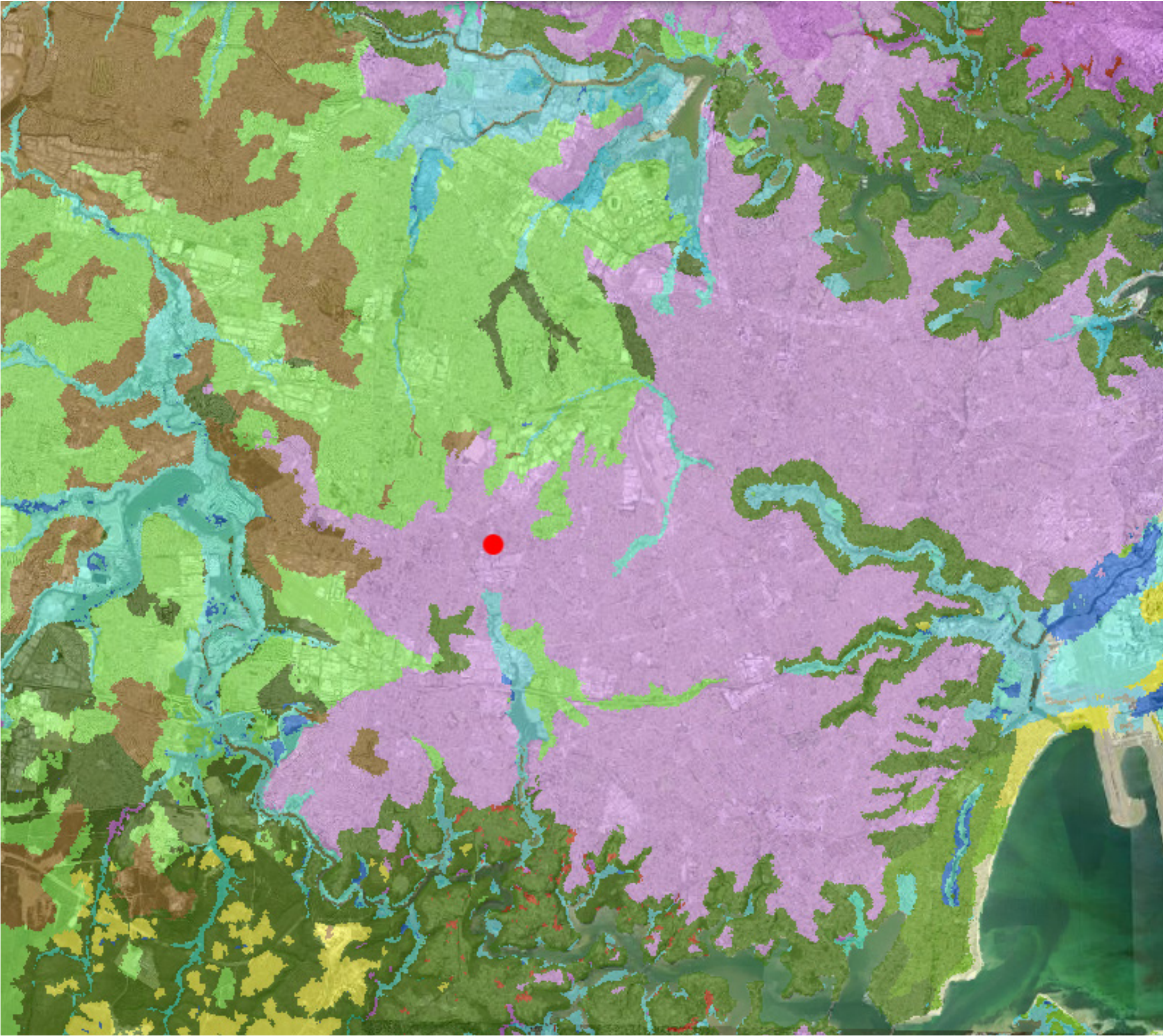


Illustration by: Mackenzie Saddler,
Indigenous Strategist Arcadia Landscape Architecture

Pre-Clearing Vegetation Site Context

The vegetation of the Sydney basin has changed overtime due to the urban sprawl. This Pre-Clearing map represents the pre-clearing extent of the State Vegetation Type Map.

Clearing of native vegetation is recognised as a major factor contributing to loss of biological diversity. Additionally clearing of native vegetation has resulted in fragmented of existing ecosystems which leads to the loss of the interactions between species and the decline of a ecosystem biodiversity.



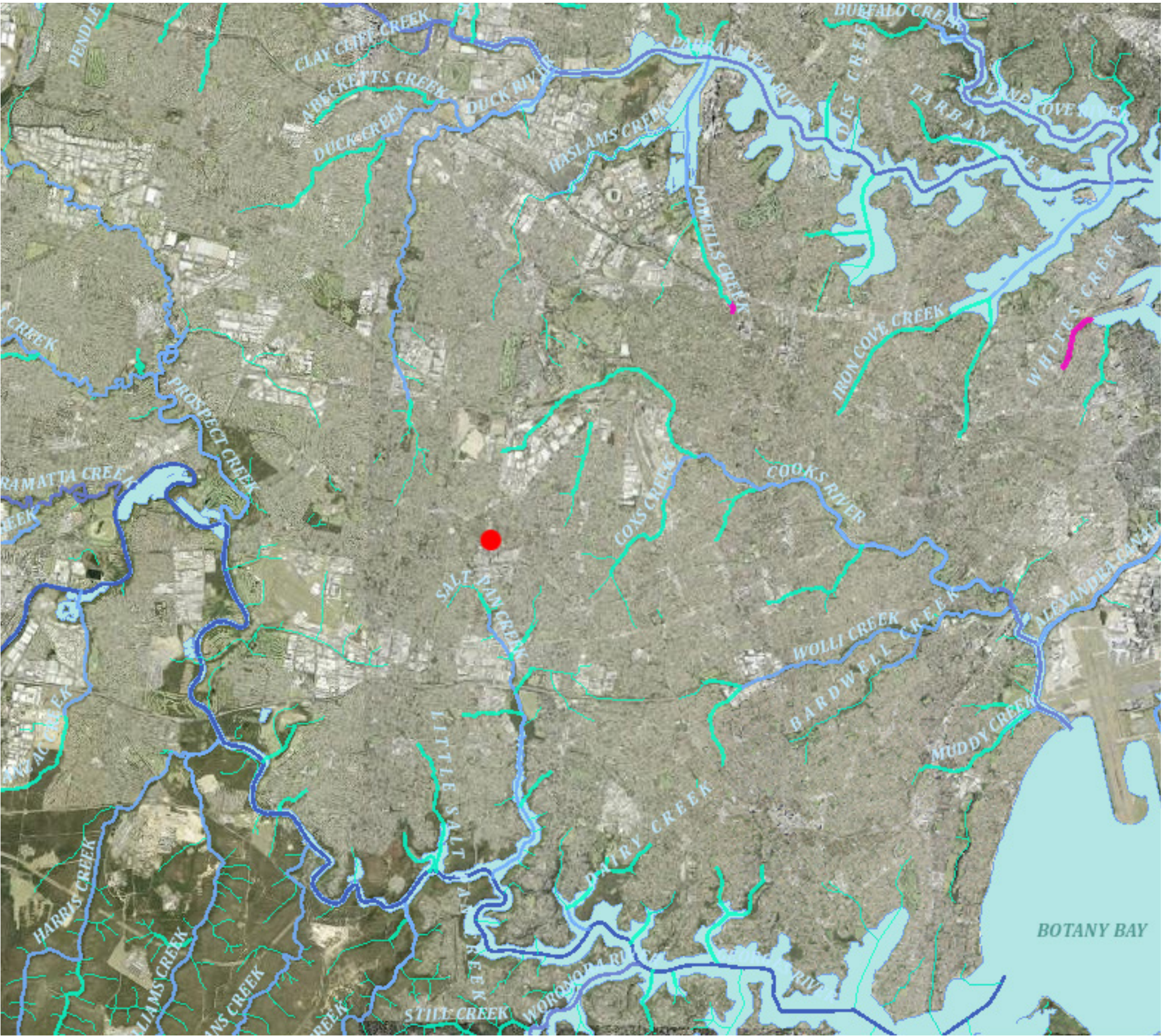
- KEY
- SITE LOCATION
 - PCT 3262: WET SCLEROPHYLL FORESTS (SHRUBBY SUB-FORMATION)
 - PCT 3448: CASTLEREAGH IRONBARK FOREST
 - PCT 4024: FORESTED WETLANDS
 - PCT 3593: SYDNEY COASTAL SANDSTONE FOREST
 - PCT 3320: CUMBERLAND SHALE PLAINS WOODLAND

Topography and Waterways

Site Context

461 Chapel Road, Bankstown is surrounded by key waterways nearby which include the Georges River to the West and Salt Pan Creek to the South. Understanding the forms of these significant waterways can provide insight into the local Country as a way of connecting to the site and its broader systems.

The landscape design will draw narrative from the wider landscape, of which can be distilled within the design with native planting, materials and colour palettes inspired by country.



- KEY
- SITE LOCATION
 - LARGE SCALE WATERCOURSE: 1-7
 - LARGE SCALE WATERCOURSE: 8-9
 - OCEANS & BAYS

Regional Context

Bankstown is part of the Canterbury Bankstown council located in the South Western region of Sydney. Bankstown CBD located roughly 20 kilometres south west of the Sydney CBD.

Bankstown is home to a number of people from diverse backgrounds being one of the most multicultural districts in Sydney.

The population of Canterbury Bankstown is estimated at 372,322 as of 2021.



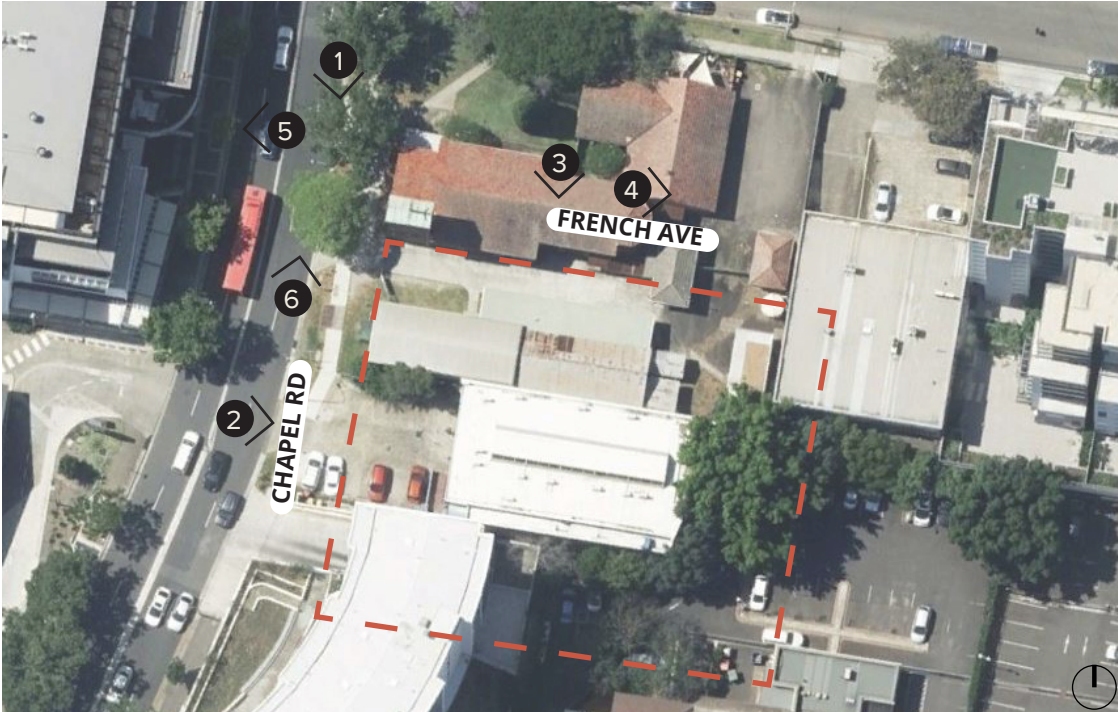
Local Context

461 Chapel Rd is situated at the intersection of two busy roads Chapel Rd and French Ave. It is conveniently located within the community of Bankstown, opposite the smaller local shops of Little Saigon Plaza and less than a 10 minute walk to Central Bankstown Mall. It is well connected by public transport with Bankstown Railway Station less than half a kilometre away. The site is bordered mainly by medium density residential apartment buildings.



- KEY
- SITE BOUNDARY
 - EDUCATION FACILITIES
 - PLAZA
 - HOSPITAL
 - PUBLIC GREEN SPACES
 - BUS STOPS
 - WALKING CIRCUMFERENCE

Analysis
Site Photos



View towards site from Chapel Street where it intersects with French Ave



View of site from Chapel Street from Little Saigon Plaza



View of site from French Ave



View East down French Ave



French Avenue looking West



View of intersection of Chapel Street and French Ave

Site History

First Nations

The Bankstown area is the traditional land belonging to the Bediagal people of the Eora Nation. The Bediagal land covered present day St George, Botany Bay, Western Sydney and the Hills District,. They had a strong kinship with the Georges and Cooks river , Salt Pan Creek and parts of the Hawkesbury River that provided access to fish and sea life, the influence of the rivers are evident by the cultural importance of whales and eels and the shell-work conducted by the Bediagal people.

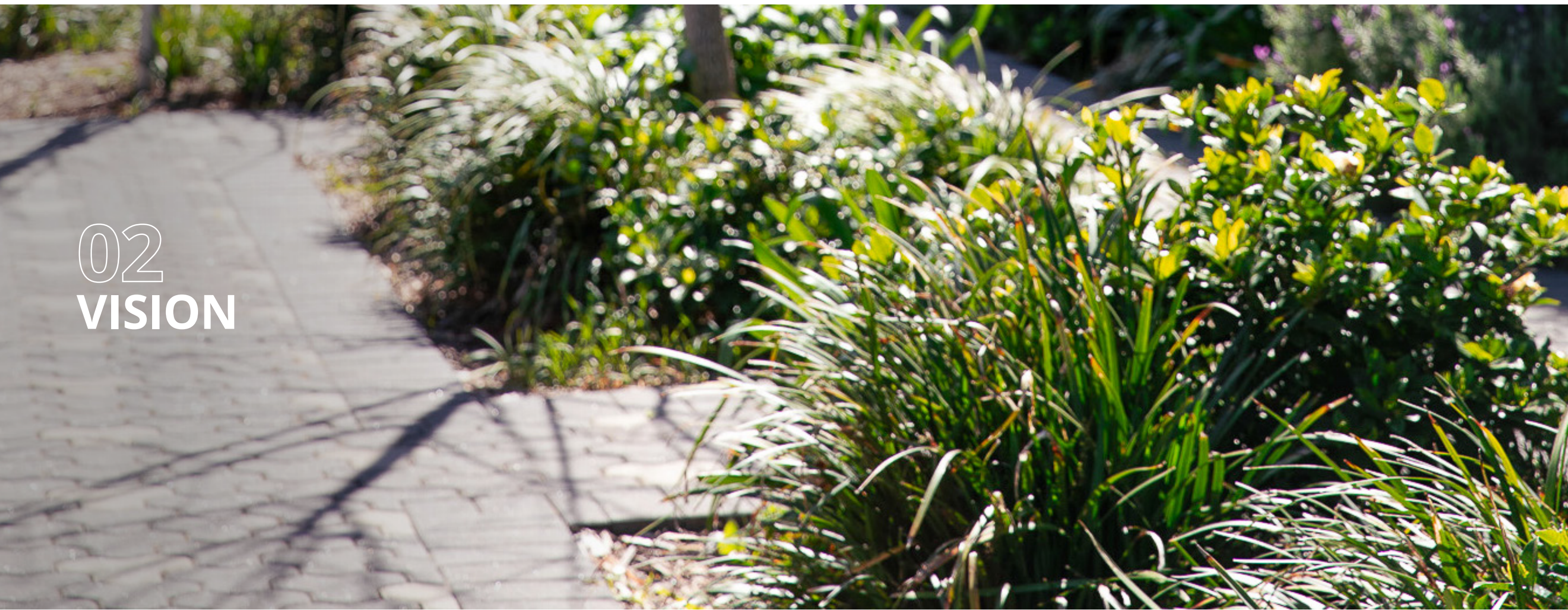
Colonialisation

The Municipal District of Bankstown was formed in 1895 with a 109 residents living in the area, later becoming its own LGA in 1906. Since the extension of the railway from Belmore to Bankstown, the area saw rapid growth in residents and businesses. The post-war years saw a lot of development in the Southern and South-West suburbs of Sydney, that was influenced by the flow of immigration and expansion of the Sydney. Bankstown's population has continued to increase from 142,000 in 1947 to 293,000 in 1971.

Bankstown Today

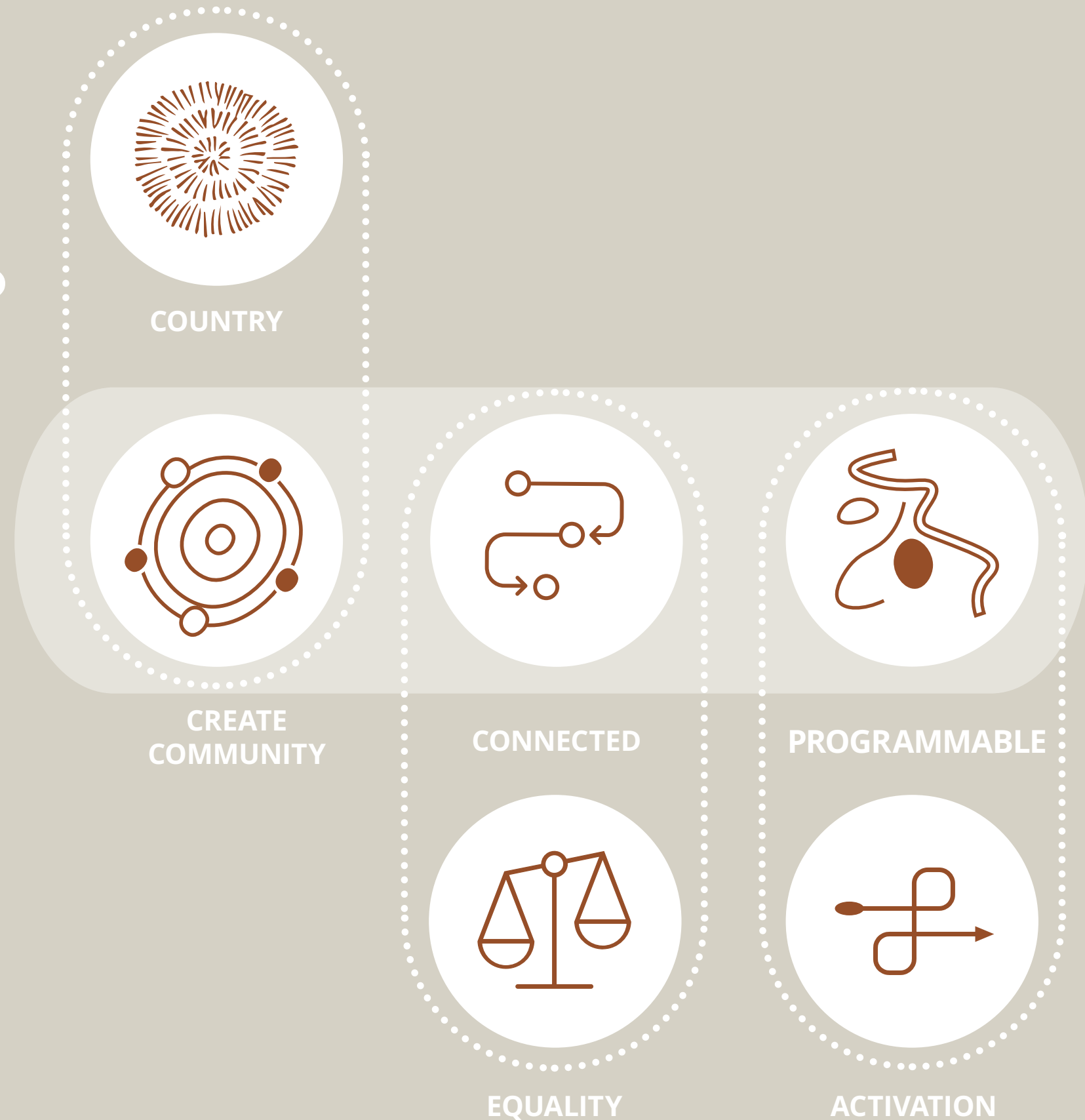
Today Bankstown-Canterbury (merged in 2016) is a highly multi-cultural and diverse suburb that has high-density residential housing and businesses for approximately 351,000 residents. The area recognised as a Strategic Centre and Health and Education Precinct in the greater Sydney Region Plan that will be greatly benefit by the new Sydney Metro Line.



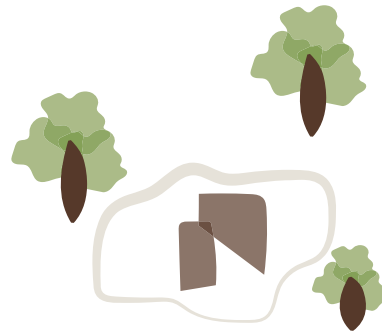


02 VISION

What makes a great Place?



Vision Place Objectives



DEFINE PRIVATE OR COMMUNAL OPEN SPACE

The function of open space is to provide amenity in the form of:

- Landscape character and design
- Opportunities for group and individual recreation and activities
- Opportunities for social interaction
- Environmental and water cycle management
- Opportunities to modify micro climate
- Amenity and outlook for residents

Siting considerations include;

- Visual privacy allows residents to use their private spaces without being overlooked by others
- Preference to collocate with deep soil areas
- Equitable access to be provided



BRING PEOPLE OF DIFFERENT AGE GROUPS TOGETHER

Cater to diversity in demographics:

Coming together

- Places to stand and sit and interact
- Shared gardens / Communal Gardens
- Outlook and general amenity

Seniors;

- Create accessible spaces
- Passive Recreation
- Bird watching

Workers;

- Outdoor dining and BBQ's
- Social Spaces

Families;

- Play opportunities



CREATE A COMFORTABLE URBAN ENVIRONMENT

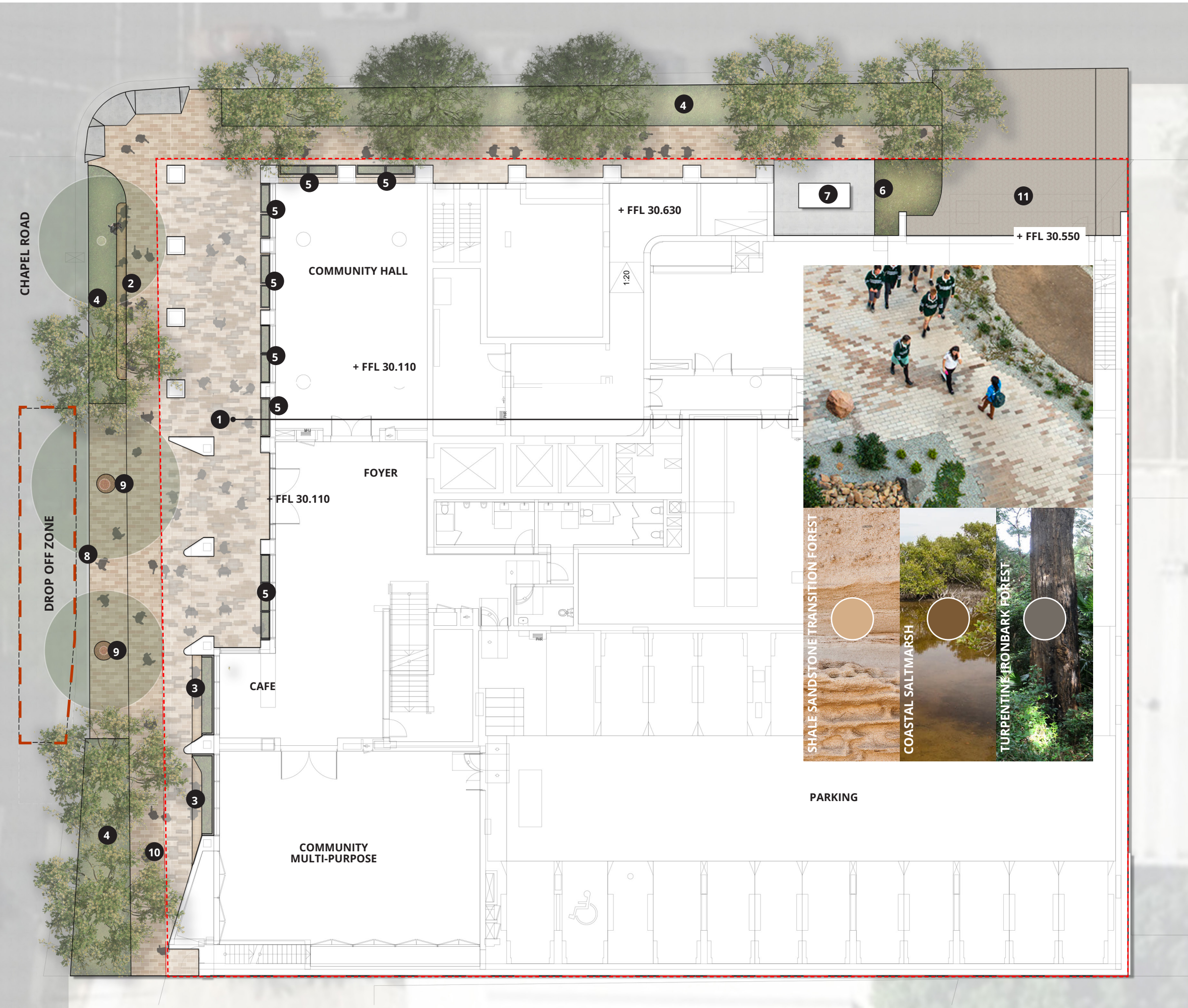
- Ensure spaces are safe both in the day and night
- Tranquil green spaces which provide moments of peace for the residents
- Minimal use of blank walls
- Street access, pedestrian paths and building entries which are clearly defined



03 LANDSCAPE CONCEPT

Landscape Concept
Ground Floor

- KEY
- 1 SITE BOUNDARY
 - 2 EXISTING TREE TO BE RETAINED
 - 3 PROPOSED TREES
 - 4 FEATURE PAVING
 - 5 FIXED TIMBER BENCH
 - 6 RAISED PLANTER WITH BUILT IN TIMBER SEATING
 - 7 VERGE GARDEN BED WITH NATIVE BUFFER PLANTING
 - 8 TYPICAL PLANTER POT BOLTED DOWN
 - 9 FLUSH GROUNDCOVER PLANTING
 - 10 SUBSTATION
 - 11 DROP OFF ZONE & PEDESTRIAN CONNECTION
 - 12 RESIN BOUND TREE PIT
 - 13 PEDESTRIAN / CYCLEWAY
 - 14 PERMEABLE PAVING OVER DRIVEWAY & WALKWAY



Landscape Concept
Ground Floor Precedents



Native Buffer Planting



Outdoor Communal Space with Integrated Paving Pattern



Streetscape Frontage



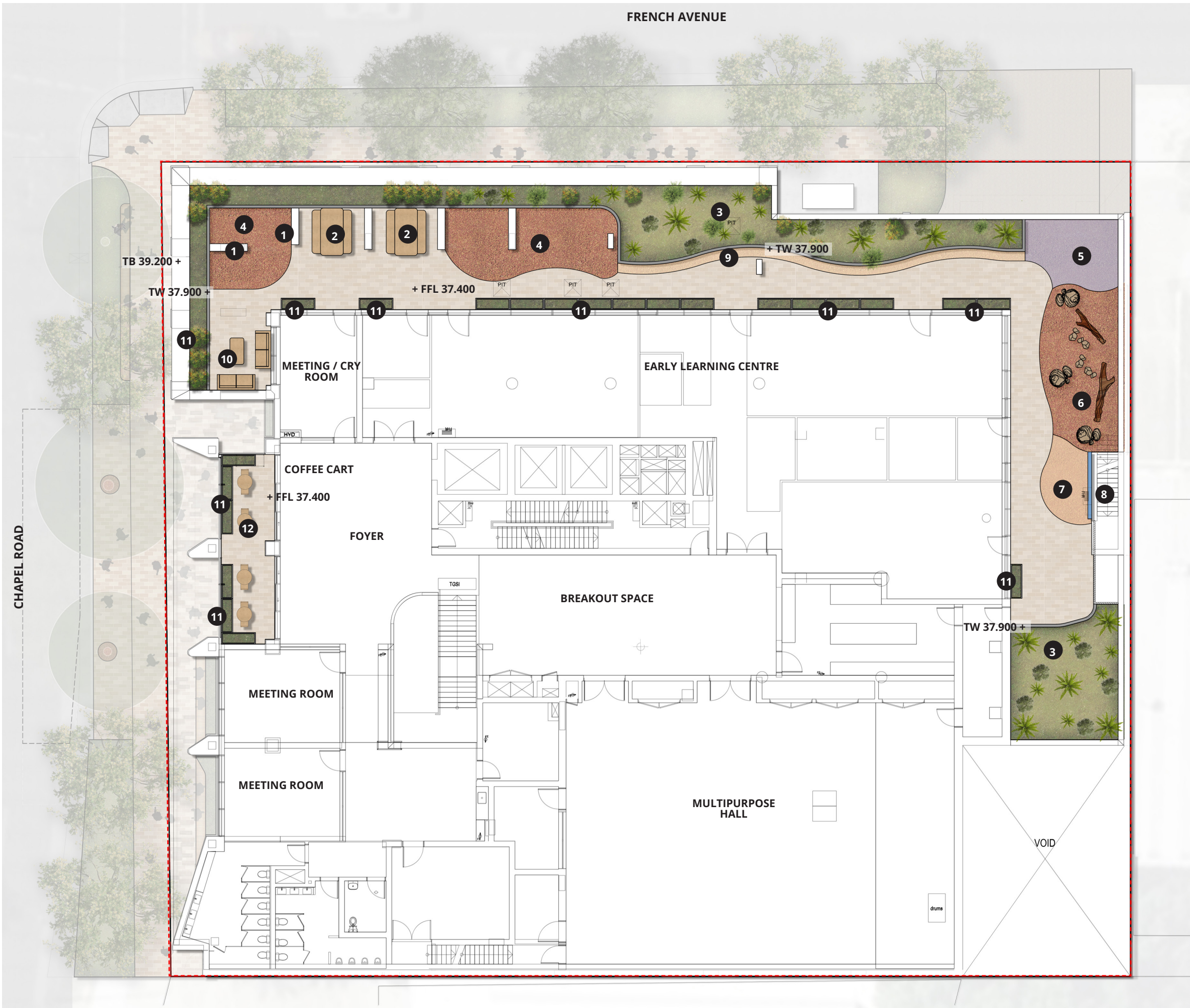
Native Buffer Planting



Timber Seating Elements

Landscape Concept
Level 01

- KEY
- 1 BLACKBOARD PANEL
DRAWING WALL FIXED TO
COLUMN
 - 2 KIDS OUTDOOR WORK SPACE
 - 3 SENSORY GARDEN 500MM
HEIGHT BUILT IN PLANTER
 - 4 SOFTFALL PLAY SPACE
 - 5 BALL PIT
 - 6 NATURE PLAYGROUND WITH
SOFTFALL
 - 7 SANDPIT
 - 8 WATER WALL
 - 9 CONNECTING TRACK
 - 10 FLEXIBLE LOUNGE
FURNITURE
 - 11 TYPICAL PLANTER POTS
 - 12 FLEXIBLE CAFE FURNITURE



Landscape Concept
Level 01 Precedents



Nature Play



Sensory Garden



Outdoor feature pots



Play Space



Sensory Garden



Childcare Ball pit



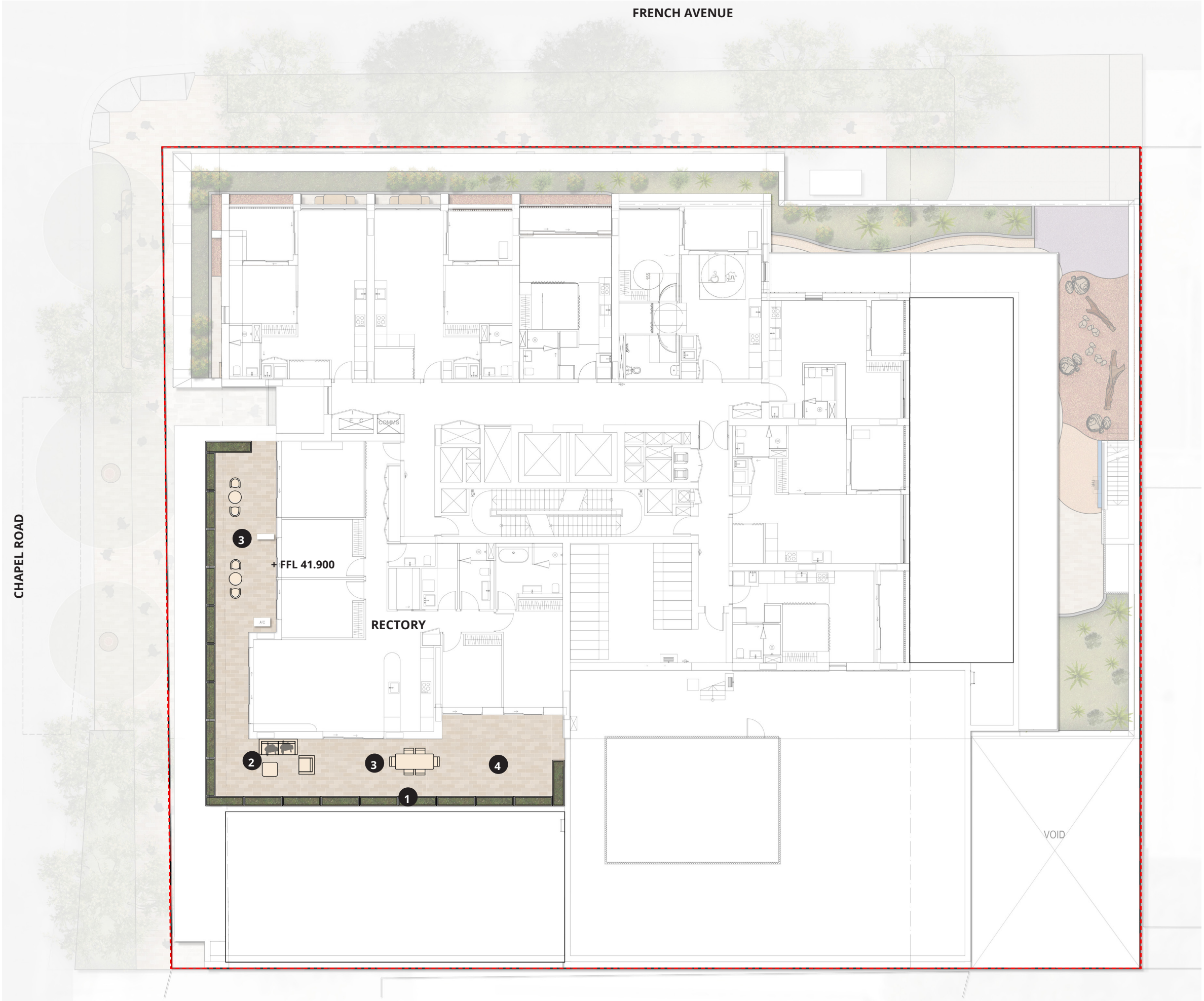
Art opportunity within softfall



Softfall connecting track

Landscape Concept
Level 02

- KEY
- 1 TYPICAL POTS 500M DEPTH
 - 2 FLEXIBLE LOUNGE FURNITURE
 - 3 FLEXIBLE DINING FURNITURE
 - 4 FLEXIBLE PRIVATE SPACE



Landscape Concept
Level 02 Precedents



Flexible Lounge Seating



Flexible Communal Dining



Typical Feature Pots



Typical Feature Pots

Landscape Concept
Level 18

- KEY
- SITE BOUNDARY
 - PROPOSED TREES
 - 1 FLEXIBLE LOUNGE SEATING
 - 2 FLEXIBLE DINING SEATING
 - 3 BUILT IN RAISED PLANTER
 - 4 PERGOLA WITH CLIMBER PLANTING
 - 5 TYPICAL PLANTER POTS - SMALL SPECIES
 - 6 ASTRO TURF FLEXIBLE SPACE
 - 7 BOLTED DOWN LINEAR SEAT
 - 8 COMMUNAL BBQ
 - 9 COMMUNITY GARDEN WORK BENCH
 - 10 COMMUNAL GARDENS



Landscape Concept
Level 18 Precedents



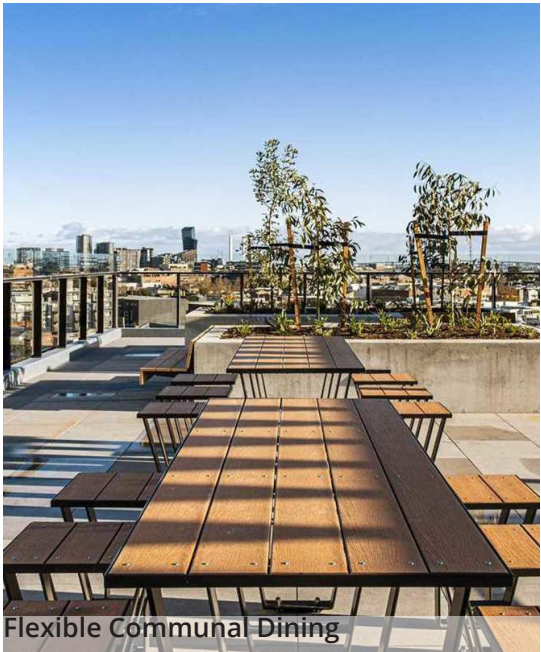
Climbers to Pergola



Flexible Communal Dining with Pergola



Flexible Turf Space



Flexible Communal Dining



Feature Pots



Communal Gardens



Flexible Lounge Seating



04 LANDSCAPE STRATEGIES

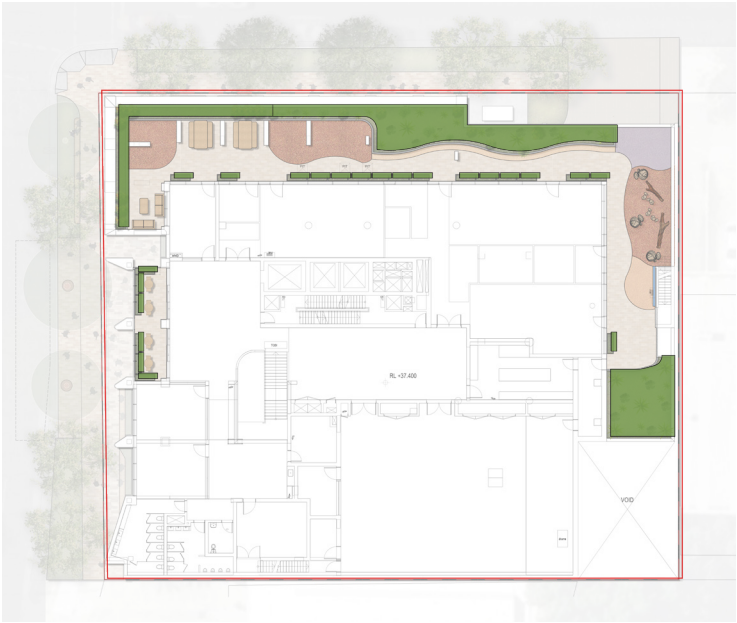
Green Cover Master plan

TOTAL GREEN COVER CALCULATION - 1198.14M2
= 54.75%

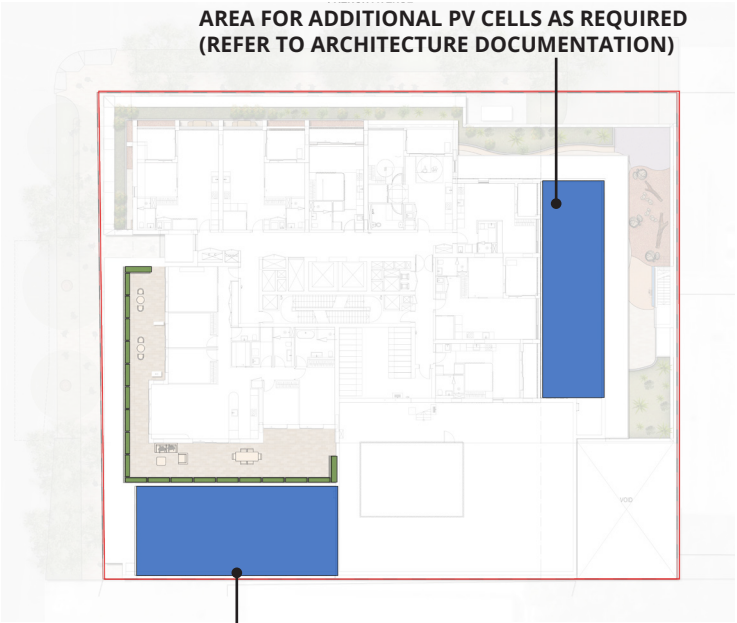
TOTAL SITE AREA = 2,188M2



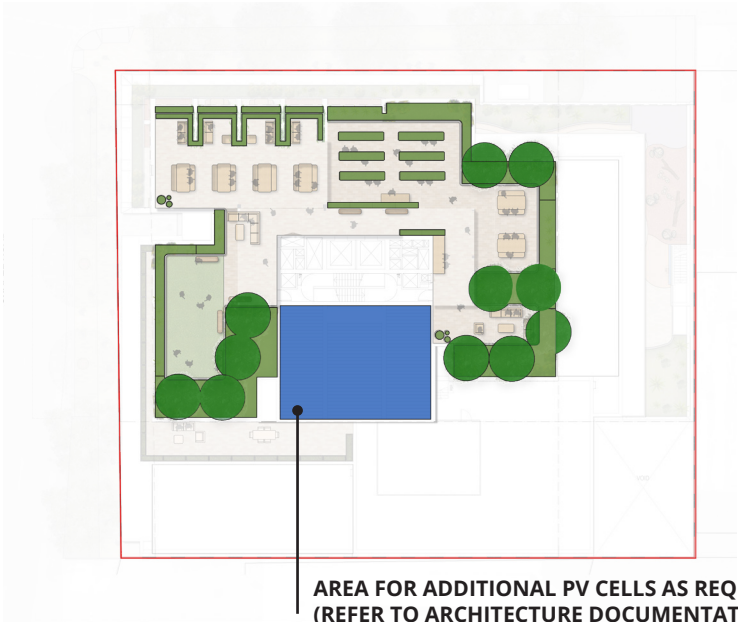
GROUND FLOOR



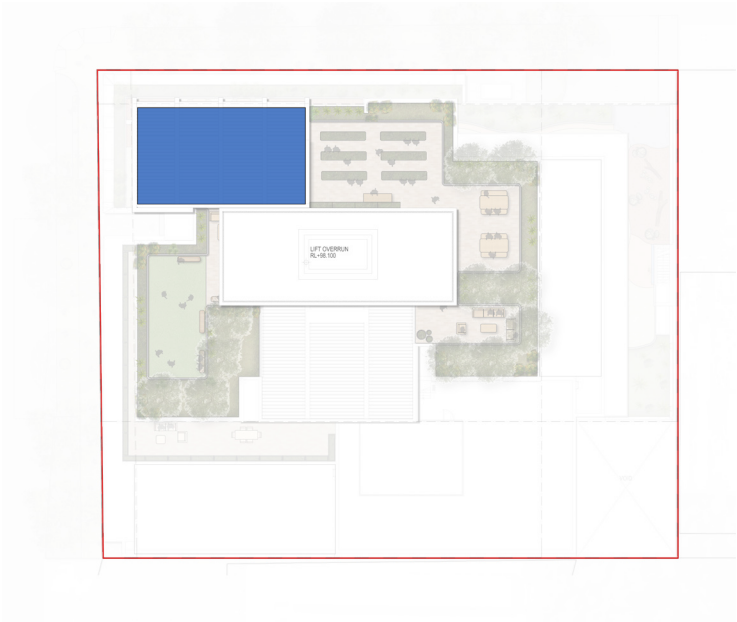
LEVEL 01



LEVEL 02



LEVEL 18



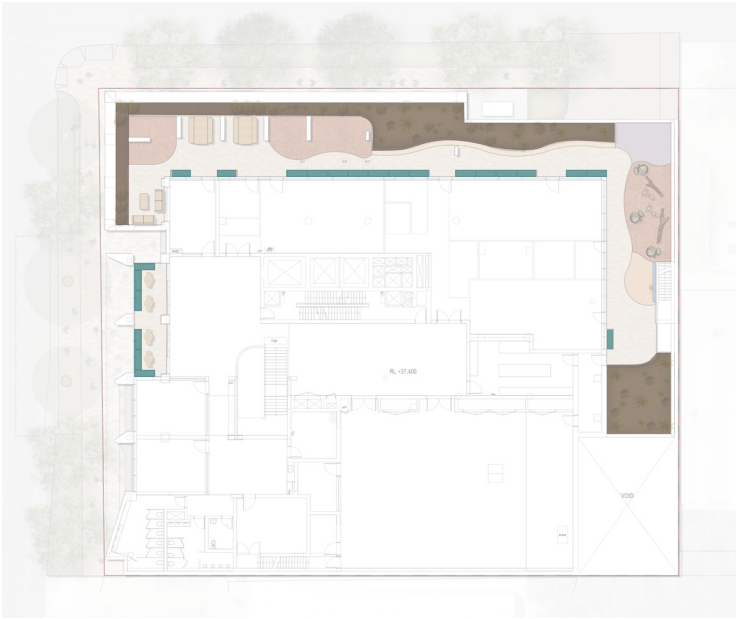
ROOF

- KEY
- VERTICAL GARDEN (3.5M HEIGHT) = 72.80M2
 - GARDEN BEDS = 399.45M2
 - TREE CANOPY = 181.97M2
 - PERMEABLE PAVING = 40.92M2
 - PV ROOF CELLS = 503M2

Soil Calculation Master plan



GROUND FLOOR



LEVEL 01



LEVEL 02

KEY

- TYPICAL PLANTER POT - 500-1000MM DEPTH
- FLUSH GF GARDEN BED = 11.48M2
- STEEL PLANTER 500MM SOIL DEPTH = 17.96M2
- BUILT IN PLANTER - 500MM SOIL DEPTH = 125.37M2
- BUILT IN PLANTER - 500MM SOIL + 500MM VOID FORMA = 64.85M2
- BUILT IN PLANTER - 1000M SOIL DEPTH = 125.81M2



LEVEL 18

Communal Open Space Master plan

TOTAL COMMUNAL OPEN SPACE 25% = 552M2
TOTAL SITE AREA = 2,188M2



GROUND FLOOR



LEVEL 01



LEVEL 18

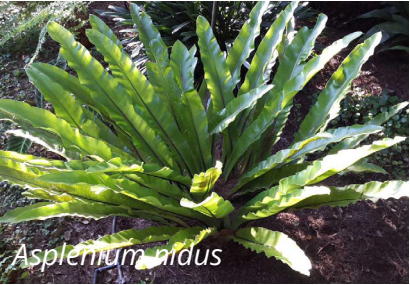
- KEY
- COMMUNAL OPEN SPACE L18 = 552M
 - SUPPLEMENTARY COMMUNITY SPACES = 303M2

Landscape Strategies
Planting Palette

Trees



Ferns and Cycads



Shrubs and Accents



Grasses & GroundCovers





05 CONNECTION TO COUNTRY

Landscape Elements

Design Opportunities



WAY FINDING & SIGNAGE



ART INTEGRATION



ENDEMIC PLANTING



ECOTONES



LEGACY

Wayfinding & Signage

Design Opportunities



Educational Sigange



Embedded Story Telling



Precinct Wayfinding



QR Codes for Digital Pamphlets

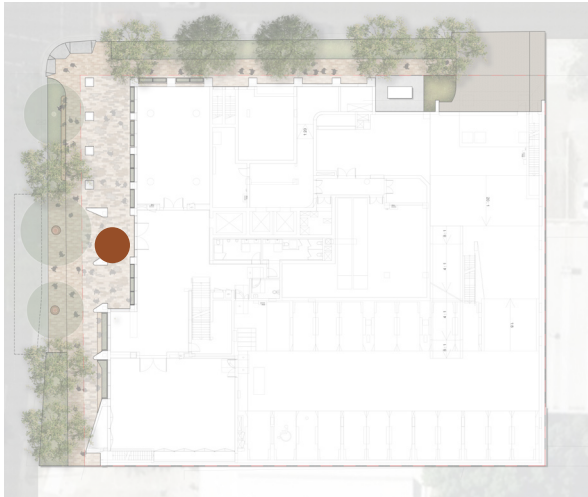


Embedded Story Telling

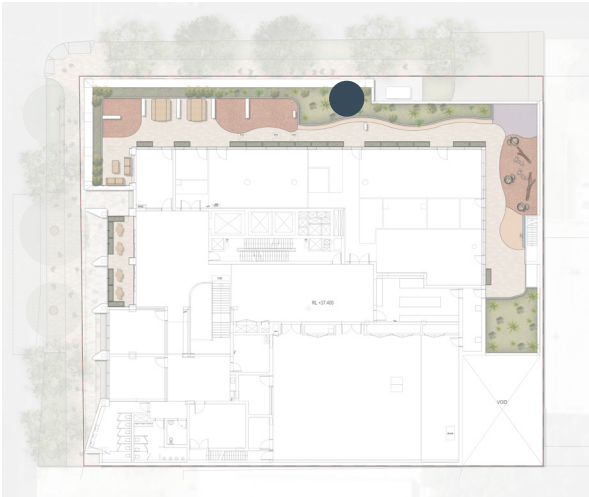
- / Wayfinding can be obvious and simple as a directive sign or can be subtle and suggestive as a structures that sit within the Landscape and entices people to observe, interact and engage.
- / Utilising QR codes with links to educational pamphlets, guides, storytelling and community workshops. QR codes and website interactions gives further opportunity to share more detailed information with the community, creating involvement and education. Management of this information over time to expand local knowledge.
- / Providing education elements weaved throughout the child care centre design begins to form layers of discovery, learning and understanding

Opportunities

Key Plan



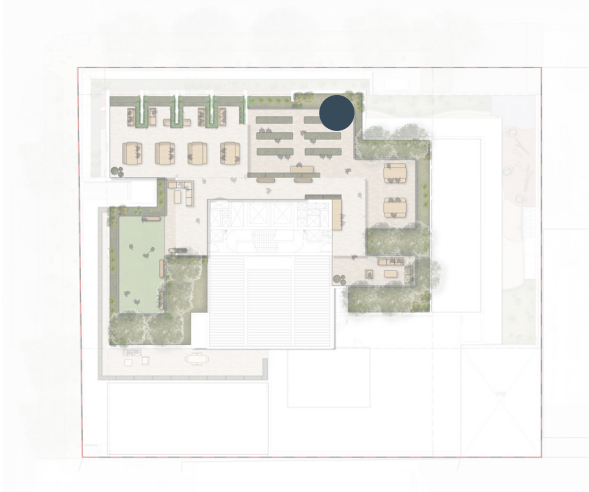
GROUND FLOOR



LEVEL 01

Key

- MAIN PRECINCT SIGNAGE
- PLANT SIGNAGE & STORYTELLING



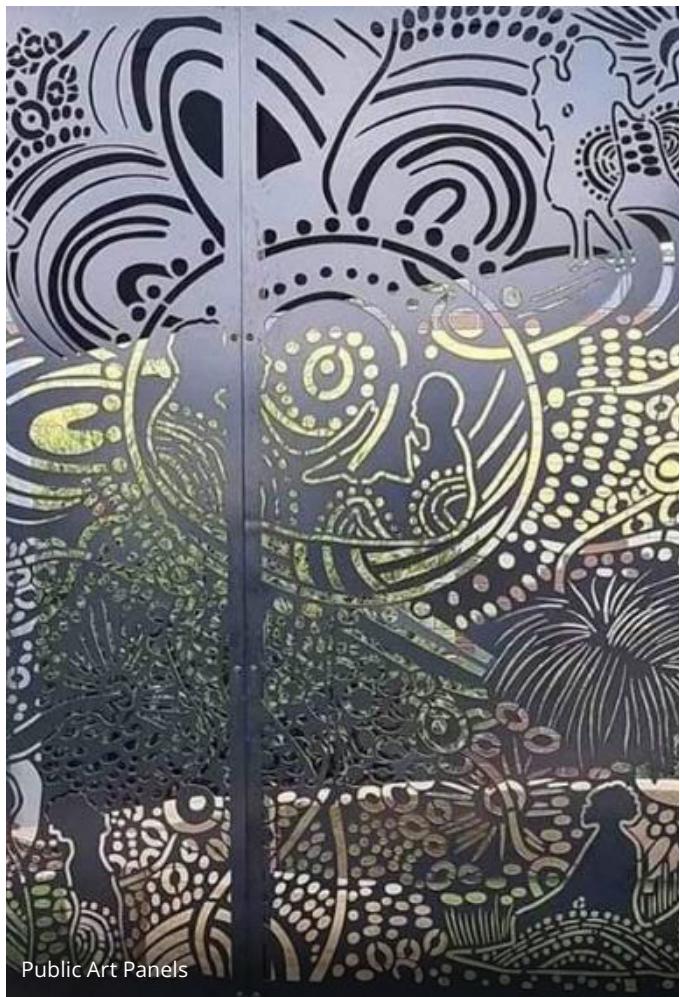
LEVEL 18

Art Integration

Design Opportunities



- / Providing relevant and meaningful artworks that inform the space they are in and the stories that can be interpreted.
- / Signifying important landscape features, such as the saltpan creek and assisting with understanding of the local ecologies through artistic interpretation.
- / “Visual/tactile design features, graphics and simple text and signage incorporated into the play space to support play-based learning e.g. designs on soft ball field” (Artefact Reprt 2024)



Opportunities Key Plan



- Key
- INTEGRATED WALL ART WITHIN THE CHILDCARE CENTRE (COLLABORATION WITH LOCAL ARTISTS)
 - SOFTFALL DESIGN (COLLABORATION WITH LOCAL ARTISTS)
 - PAVEMENT ETCHING

Legacy

Design Opportunities



- / Foster ongoing community connection throughout the public plaza and the communal open space on Level 18
- / Opportunity for seed collection which can be utilised for education purposes.
- / Continue consultation throughout the entire project.
- / Opportunity to engagement in companies like Jiwah, IndigiGrow or muru Mittigar to source plantings



Opportunities Key Plan



- Key
- COMMUNITY NODES WHICH FOSTER CONNECTION
 - 1 SEED COLLECTION

Ecotones

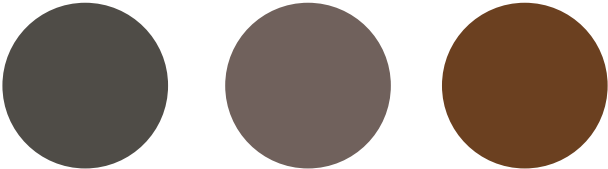
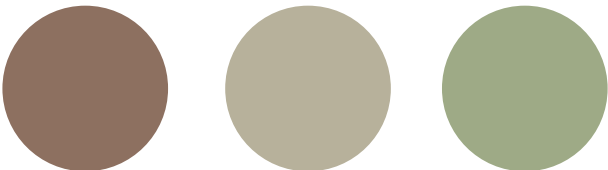
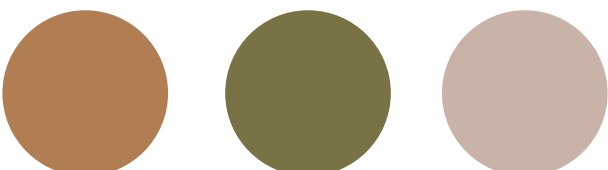
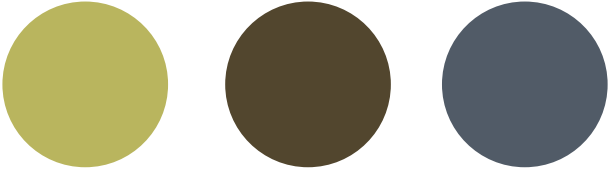
Design Opportunities

Distilling Country

461 Chapel Road, Bankstown is surrounded by key vegetation communities including the Turpentine ironbark forest, Ironbark Melaleuca Scrub, Woodland and open Forest, Mangroves and Saltmarshs.

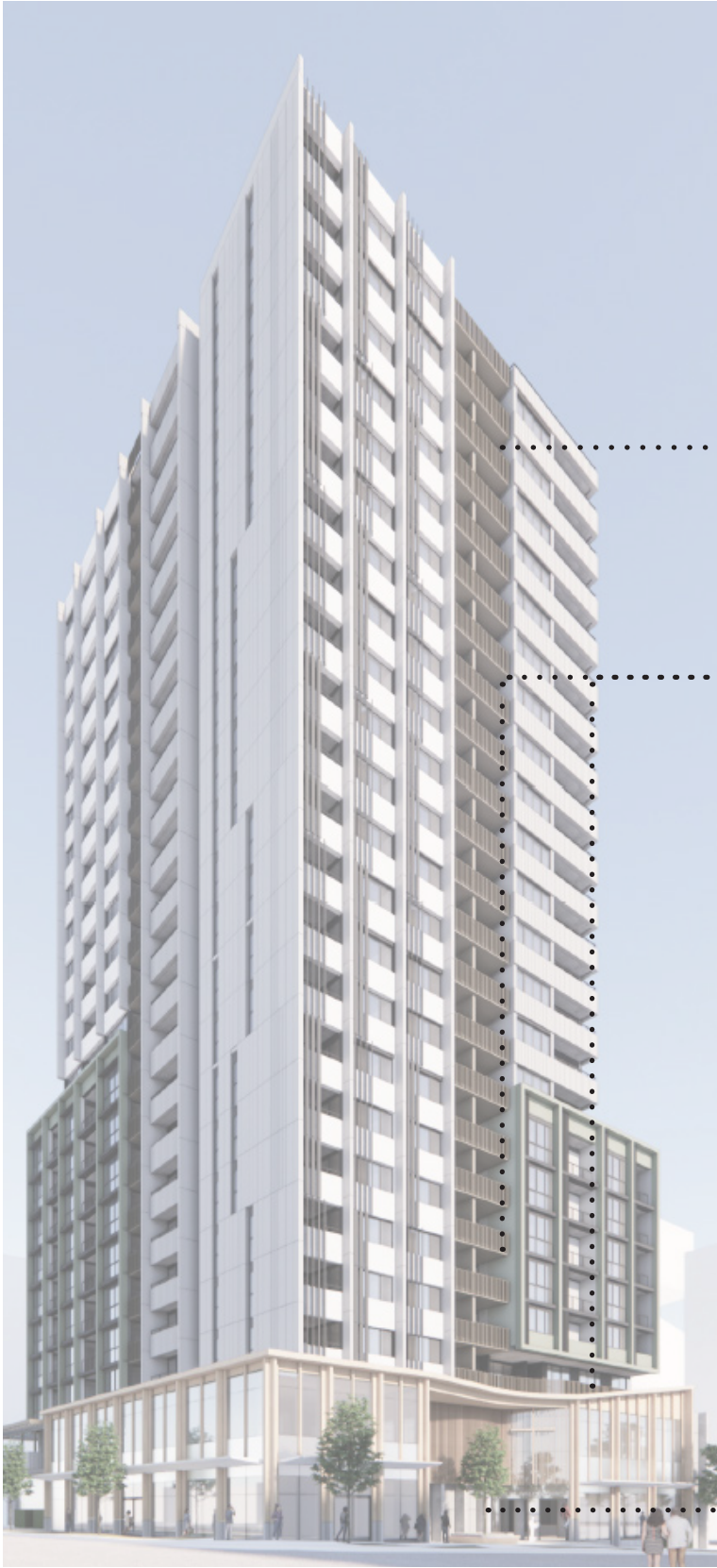
Material of place can be used as inspiration as an opportunity to tell the story of the place and its surrounds.

The landscape design will draw narrative from the wider landscape, of which can be distilled within the design with native planting, materials and colour palettes inspired by country.

Ecological Communities	Patterns & Textures	Colours
		
Turpentine Ironbark		
		
Ironbark-Melaleuca Scrub		
		
Woodland & Open forest on Hawkesbury Sandstone		
		
Mangroves & Saltmarsh		

Planting

Design Opportunities



TURPENTINE IRONBARK

Level 18

**WOODLAND & OPEN
FOREST ON HAWKESBURY
SANDSTONE**

Level 01 & 02

MANGROVES & SALTMARSH

Ground Floor

Species Of Significance



Acacia longifolia



Gynea lily



Angophora
floribunda

Supplementary Species



Dianella
longifolia



Dichondra
repens



Themeda
triandra



Banksia
spinulosa



Rhagodia Aussie
Flat Bush



Tussock grass



Melaleuca
linarifolia



Lomandra
longifolia



Dichondra
repens

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