

ARCADIA

**461 Chapel Rd, Bankstown**  
Affordable Housing

Prepared for SDG  
April 2025

**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**    Issued 10 January 2025                      Authorised by MB  
**Rev B**    Issued 28 February 2025  
**Rev C**    Issued 03 April 2025

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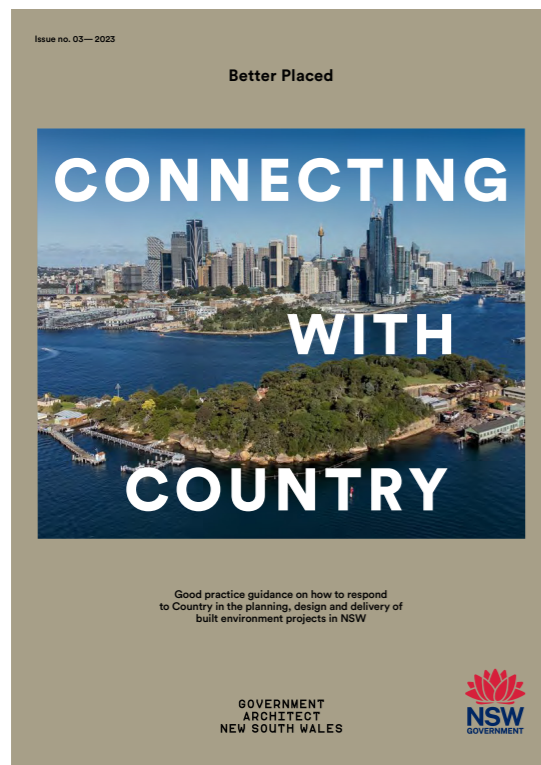
01  
CONTEXT AND ANALYSIS

# 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

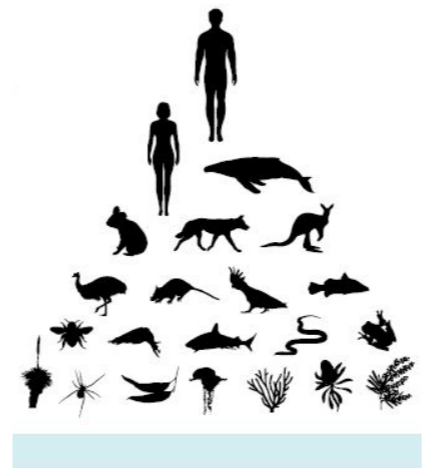
- Engaging with diverse groups of people from a community to ensure outcomes are reflective of their needs and decisions are made equitably.
- Engagement should be carefully planned and considered as the process of design

### Connecting With Country

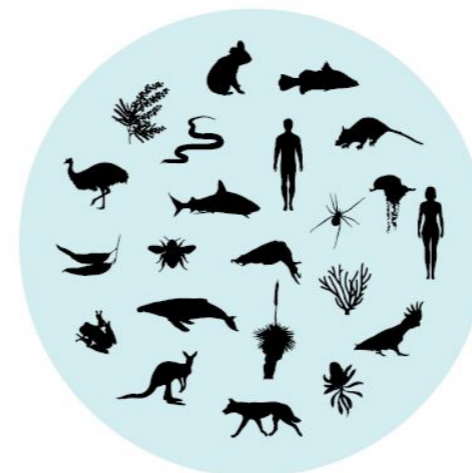
- Developing connections with Country through building relationships with First Nations peoples. First Nations knowledge will inform the design

### Designing With Country

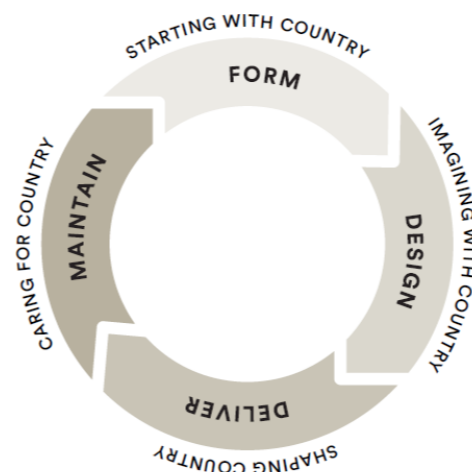
- Designing with Country is a design approach centred on Country.
- Engagement process to interpret the knowledge into the design outcomes.



Moving from  
**Human-centred**



to  
**Country-centred**  
approach



## 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.

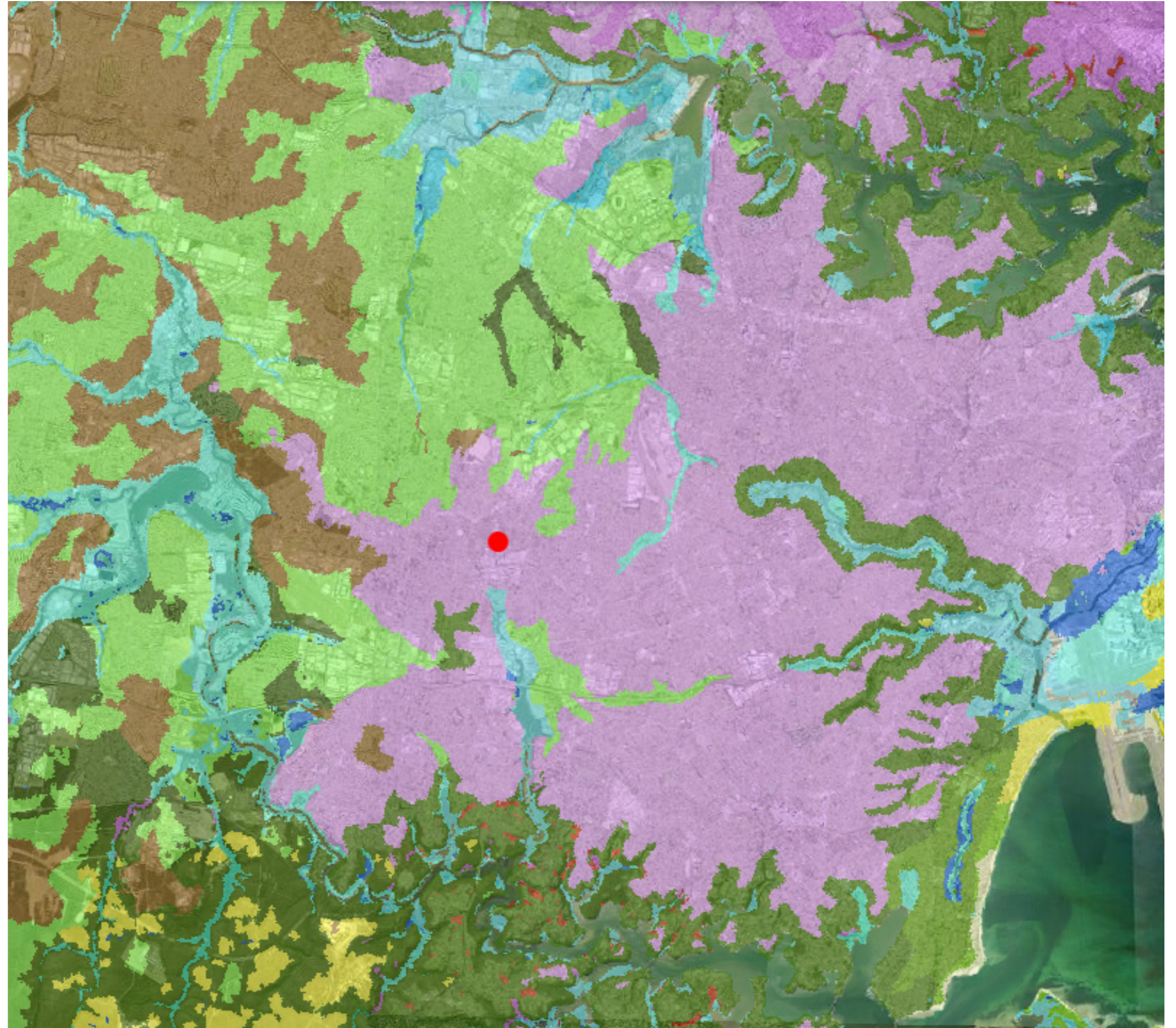


Illustration by: Mackenzie Saddler,  
Indigenous Strategist Arcadia Landscape Architecture

## 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



## 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
  - B 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

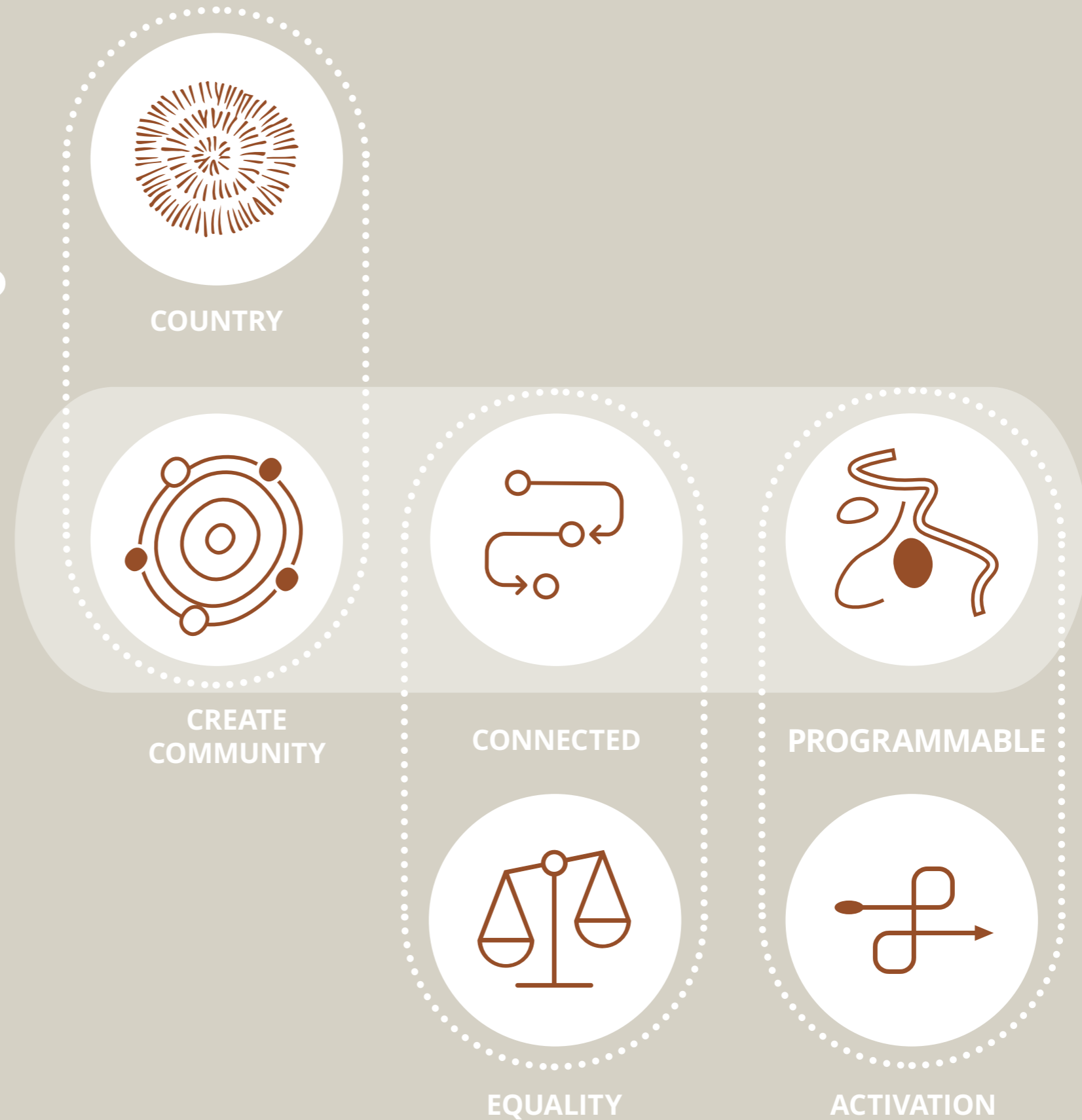
Today Bankstown-Canterbury (merged in 2016) is a highly multi-cultural and diverse suburb that has high-density residential housing and businesses for approximately 351,000 residents. The area recognised as a Strategic Centre and Health and Education Precinct in the greater Sydney Region Plan that will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



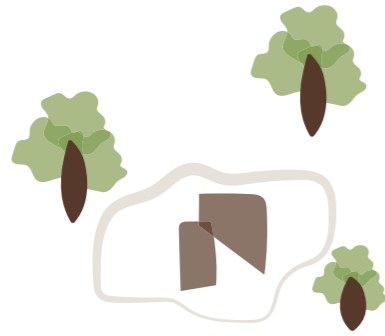


02  
VISION

# 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



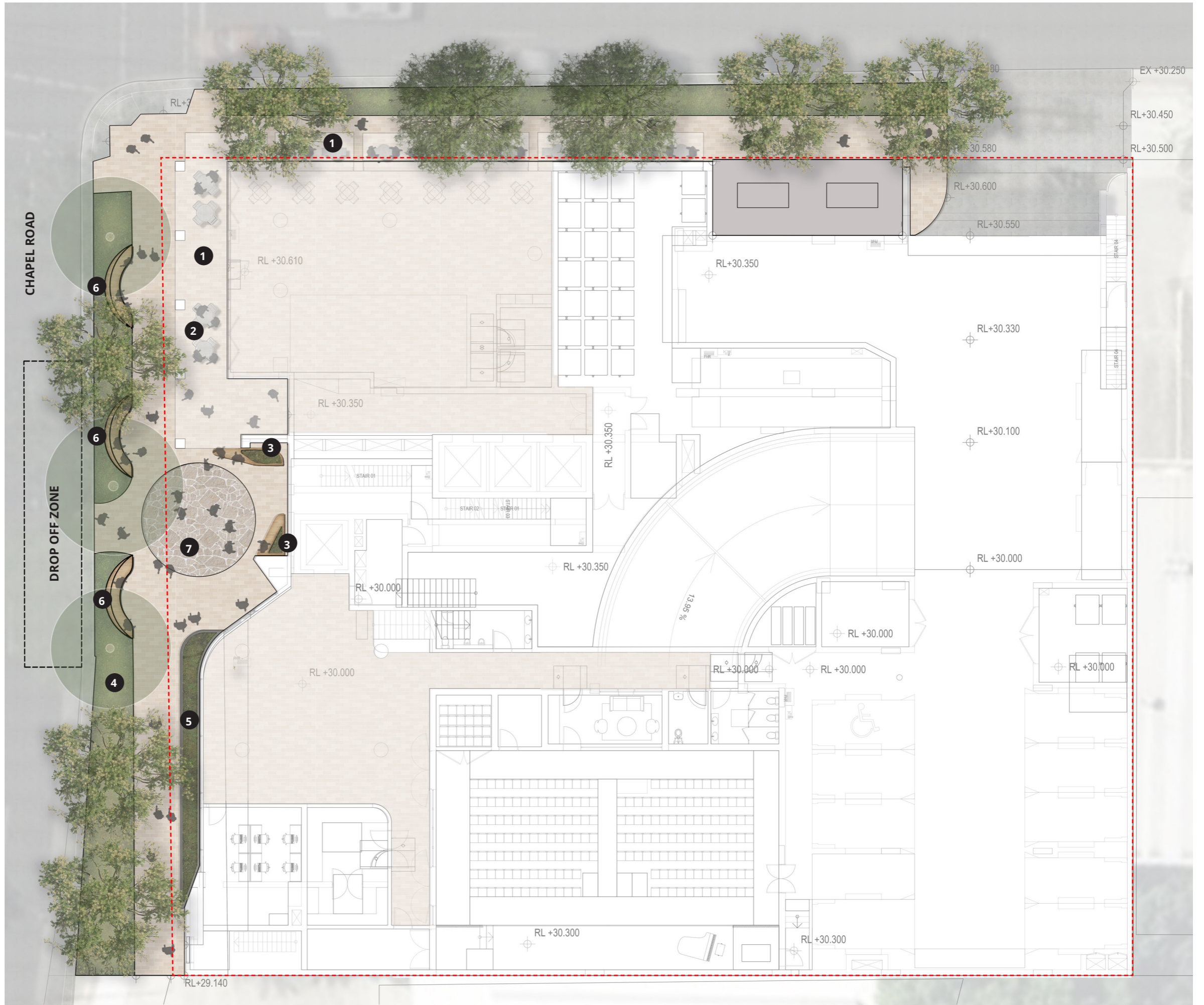
**CREATE A COMFORTABLE URBAN ENVIRONMENT**

- 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

- SITE BOUNDARY
- EXISTING TREE TO BE RETAINED
- 1** EXTENDED PAVING RETAIL SPILL OUT
- 2** FLEXIBLE CAFE FURNITURE
- 3** RAISED PLANTER WITH BUILT IN TIMBER SEATING
- 4** VERGE GARDEN BED WITH NATIVE BUFFER PLANTING
- 5** RAISED PLANTER
- 6** TIMBER SEATING
- 7** CRAZY PAVING FEATURE PAVING



# Landscape Concept

## Ground Floor Precedents



Native Buffer Planting



Fence Treatment



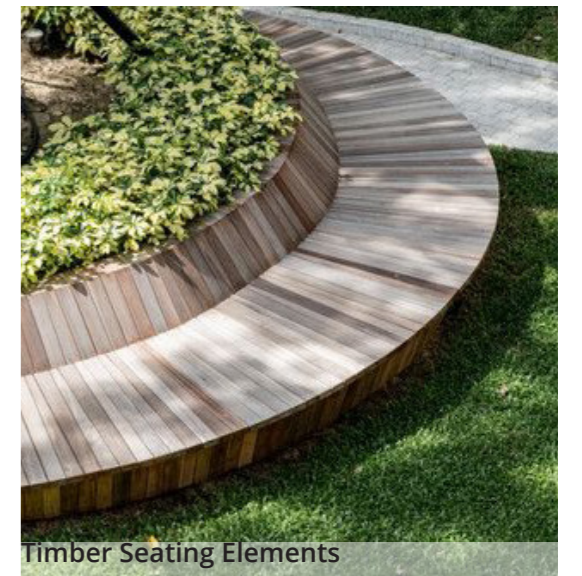
Streetscape Frontage



Native Buffer Planting

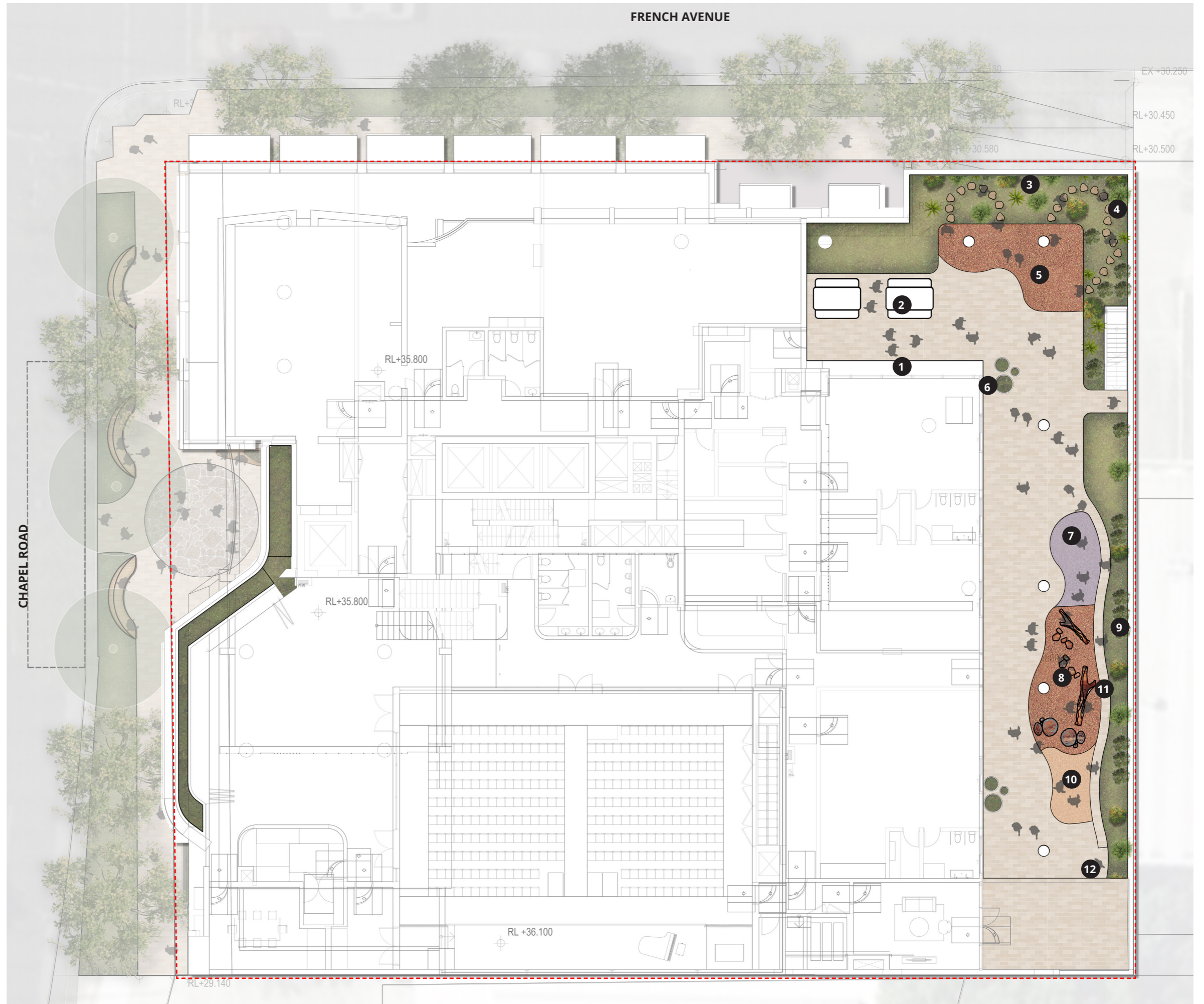


Outdoor Communal Space with Central Seated Planter



Timber Seating Elements

# Landscape Concept Level 01



## KEY

- SITE BOUNDARY
- 1** STORAGE
- 2** KIDS OUTDOOR WORK SPACE
- 3** SENSORY PLAY GARDEN
- 4** STEPPING STONES
- 5** SOFTFALL PLAY SPACE
- 6** TYPICAL PLANTER POTS - SMALL SPECIES
- 7** BALL PIT
- 8** NATURE PLAYGROUND
- 9** FLUSH PLANTERS BUILT IN
- 10** SAND PIT
- 11** GAME / BIKE TRACK
- 12** OUTDOOR QUIET ZONE

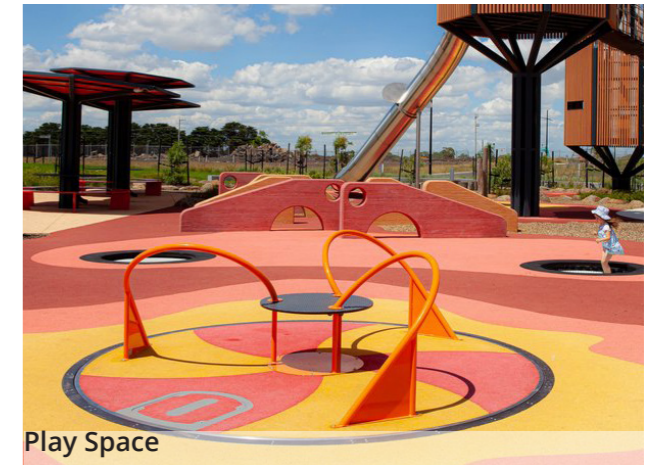
# Landscape Concept Level 01 Precedents



Nature Play



Outdoor feature pots



Play Space



Stepping Stone Sensory Garden



Childcare Ball pit



Art opportunity within softfall



Childcare bike/game track

# Landscape Concept Level 02



- KEY**
- SITE BOUNDARY
  - ① BOLTED DOWN LINEAR SEAT
  - ② VEGETABLE GARDEN
  - ③ WORK BENCH
  - ④ ASTRO TURF FLEXIBLE SPACE
  - ⑤ GYM EQUIPMENT
  - ⑥ BUILT IN PLANTER BOXES
  - ⑦ OUTDOOR GYM / STRETCH ZONE
  - ⑧ TYPICAL PLANTER POTS - SMALL SPECIES
  - ⑨ COMMUNAL BBQ
  - ⑩ COMMUNAL DINING ZONE (FLEXIBLE FURNITURE)
  - ⑪ PERGOLA OVER COMMUNAL DINING AREA
  - ⑫ FLEXIBLE LOUNGE SEATING
  - ⑬ 4 BED OUTDOOR AREA EXTENSION

# Landscape Concept Level 02 Precedents



Shade Tolerant Planting



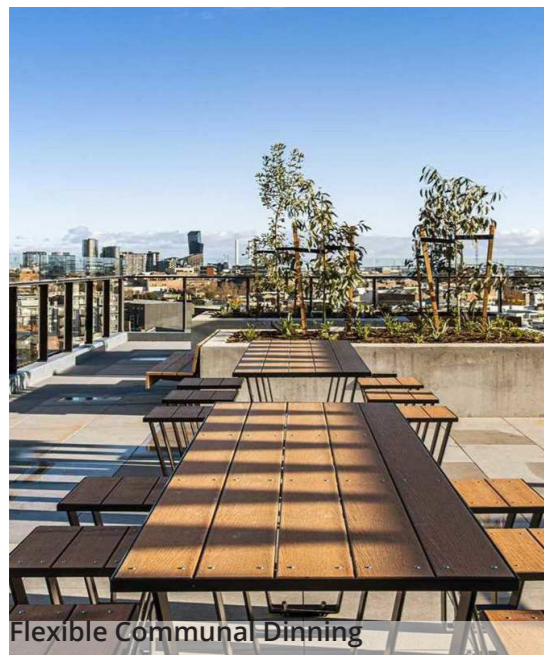
Flexible Communal Dining with pergola



Flexible Turf Space



Outdoor Gym & Stretch Zone



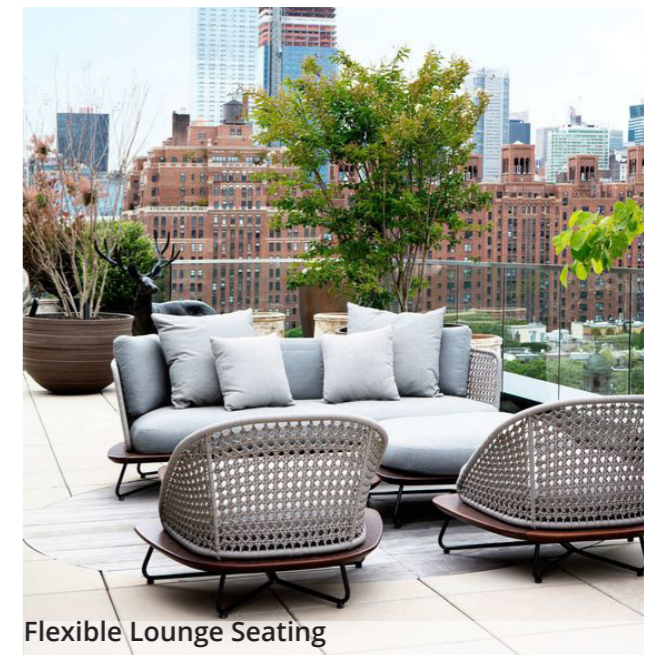
Flexible Communal Dining



Communal Dining

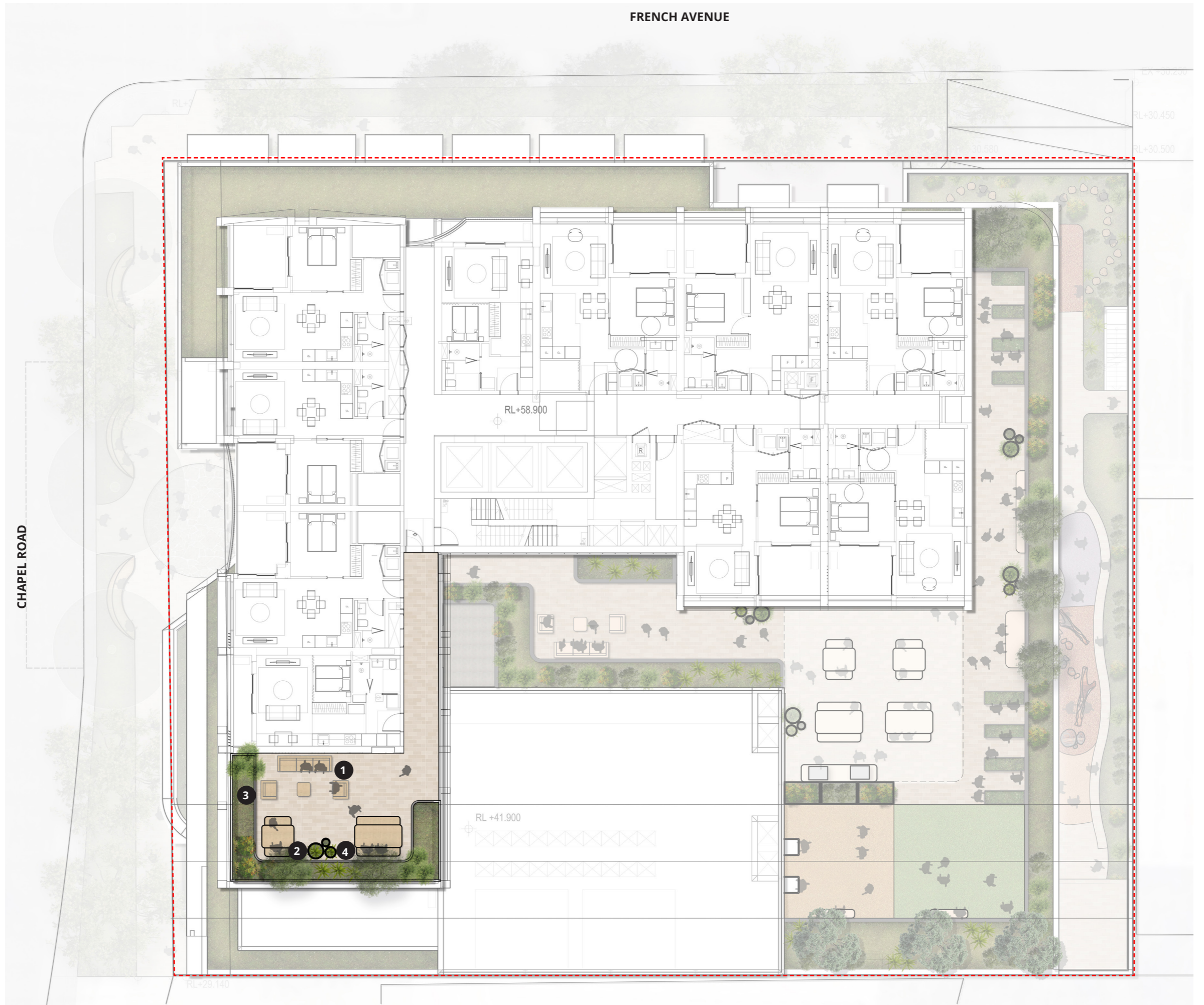


Edible Gardens



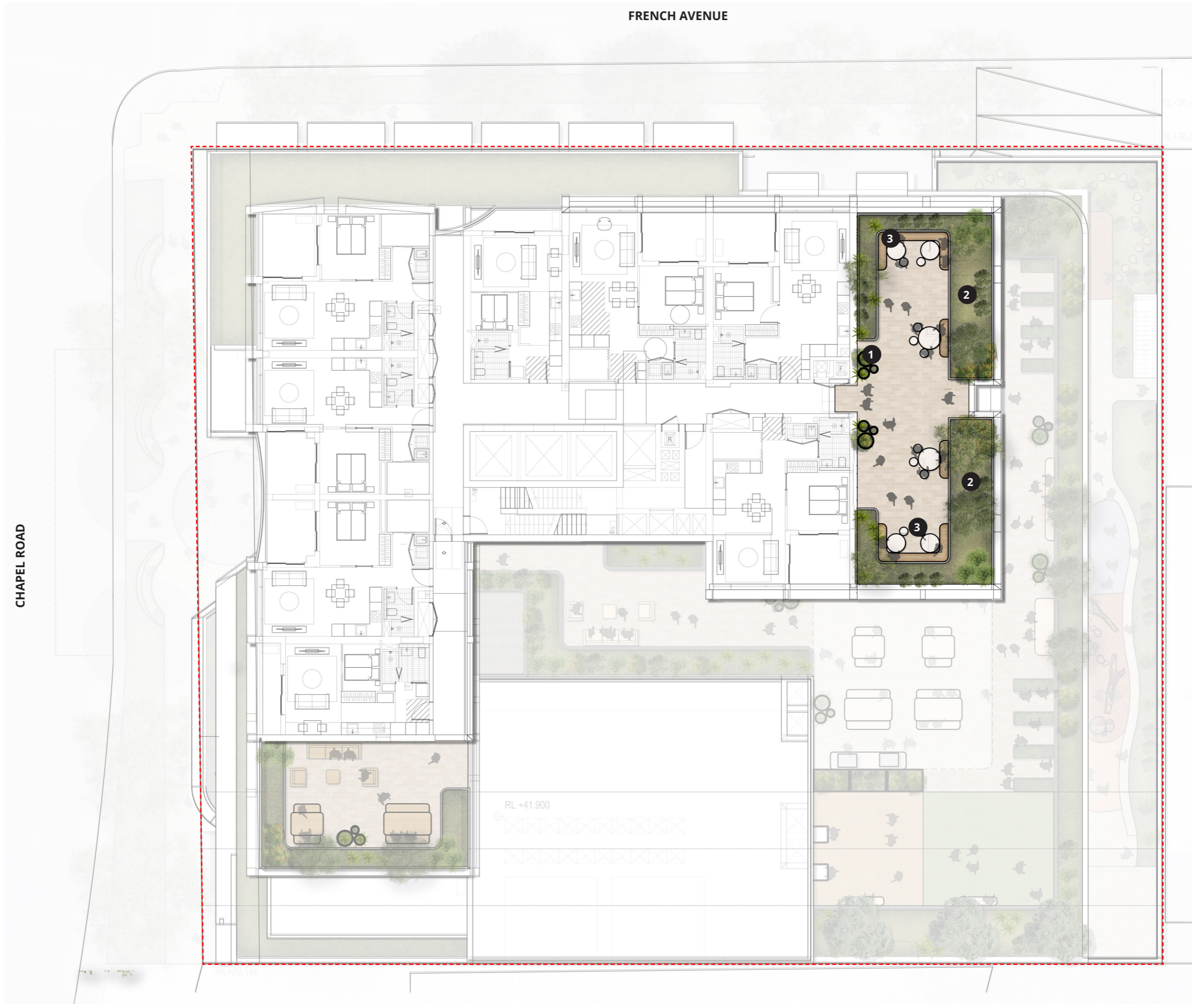
Flexible Lounge Seating

# Landscape Concept Level 08



- KEY**
- SITE BOUNDARY
  - 1** FLEXIBLE LOUNGE SEATING
  - 2** FLEXIBLE DINING SEATING
  - 3** BUILT IN RAISED PLANTER
  - 4** TYPICAL PLANTER POTS - SMALL SPECIES

Landscape Concept  
Level 10



KEY

- SITE BOUNDARY
- 1** TYPICAL PLANTER POTS - SMALL SPECIES
- 2** BUILT IN PLANTER BOX
- 3** BUILT IN READING NOOK

# Landscape Concept Level 10 Precedents



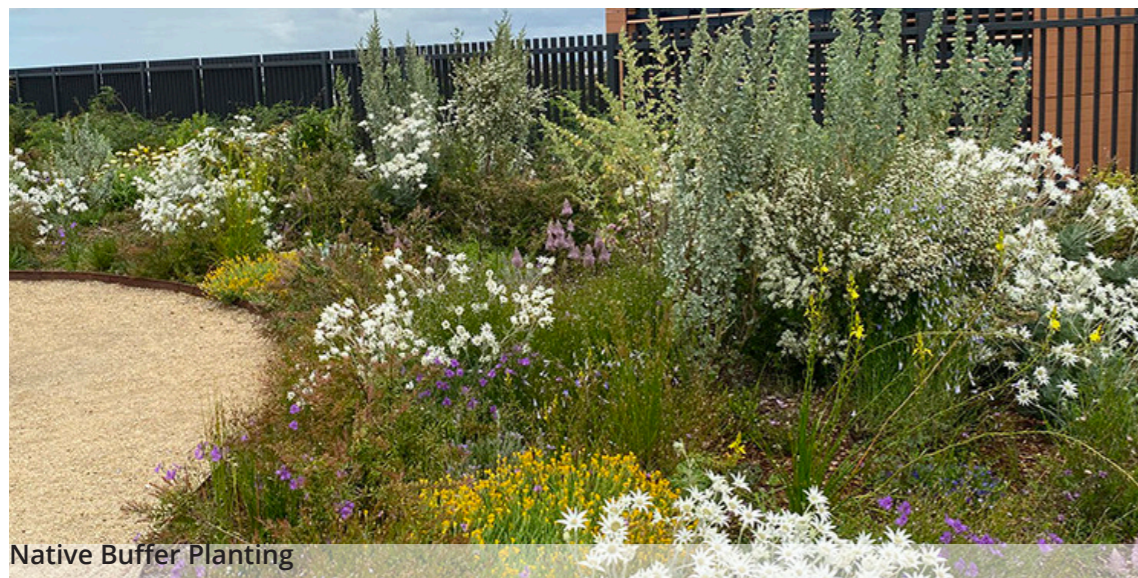
Seating & Reading Nooks



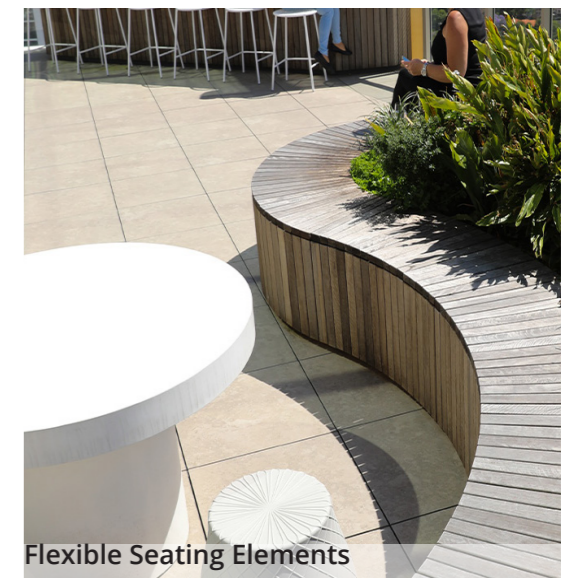
Planters with Built-In Seating



Outdoor Feature Pots



Native Buffer Planting



Flexible Seating Elements



# 04 LANDSCAPE STRATEGIES

# Green Cover Master plan

## URBAN DESIGN FRAMEWORK RECOMMENDATIONS

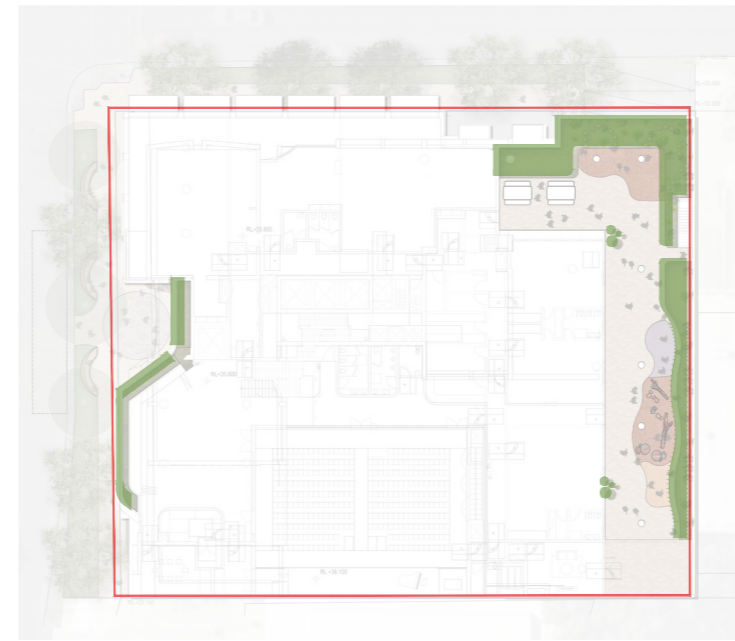
- 50% OF THE SITE AREA AS 'GREEN COVER' WHICH MAY BE ANY COMBINATION OF: DEEP SOIL, LANDSCAPE AREAS, LAYERED PLANTING ON STRUCTURE, GREEN ROOFS, PERMEABLE SURFACES AND GREEN AWNING.

## TOTAL CALCULATIONS

- 1354M2 GREEN COVER = 61%
- TOTAL SITE AREA = 2188M2



GROUND FLOOR



LEVEL 01



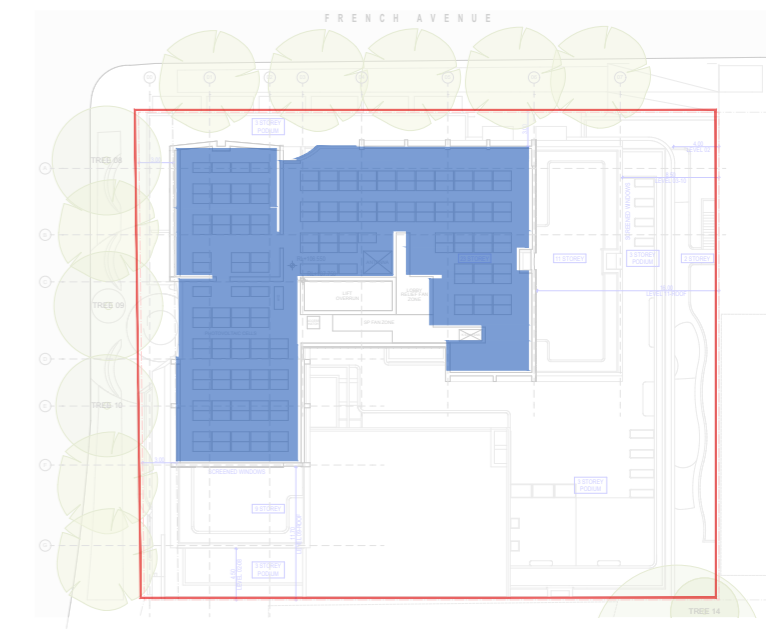
LEVEL 02



LEVEL 08



LEVEL 10



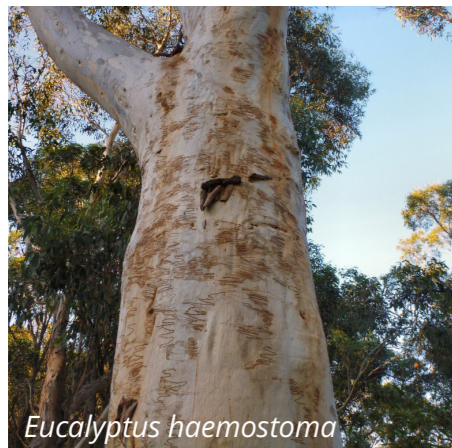
ROOFTOP

## KEY

- GARDEN BEDS = 612M2
- TREE CANOPY = 173M2
- PV ROOF CELLS = 569M2

# Landscape Strategies Planting Palette

## Trees



## Ferns and Cycads



## Shrubs and Accents



## Grasses & GroundCovers





05  
CONNECTION TO COUNTRY

# Landscape Elements

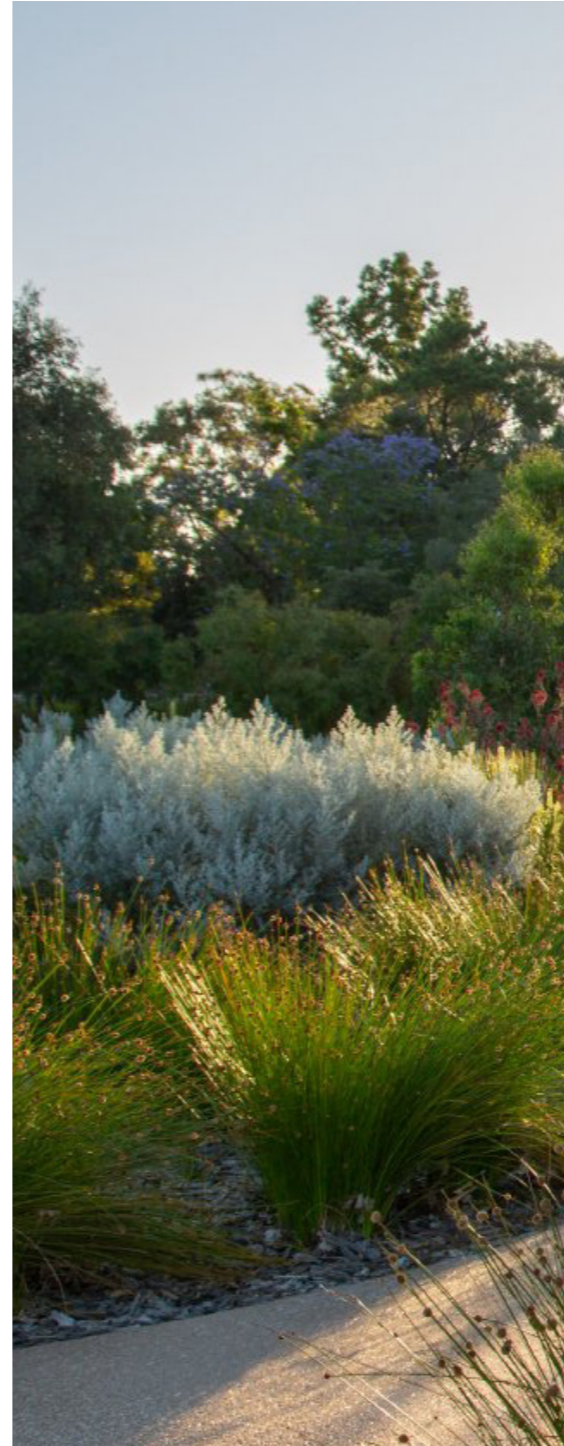
## Design Opportunities



**WAY FINDING & SIGNAGE**



**ART INTEGRATION**



**ENDEMIC PLANTING**

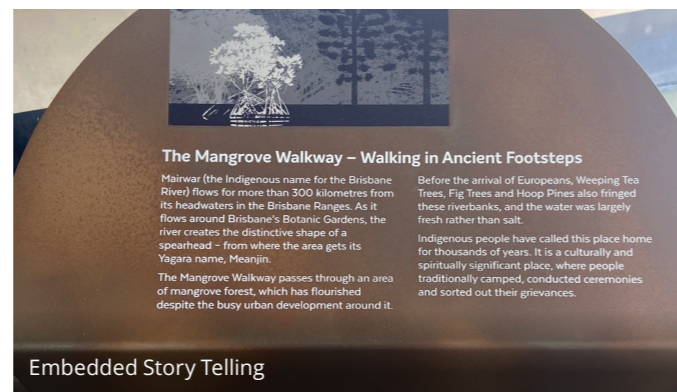


**ECOTONES**



**LEGACY**

# Wayfinding & Signage Design Opportunities



- / 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



- Key**
- MAIN PRECINCT SIGNAGE
  - PLANT SIGNAGE & STORYTELLING

# Art Integration

## Design Opportunities



Artist Opportunity within the softfall design

- / 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)



Public Art Panels



Artist Opportunity within the softfall design



Etching within the paving

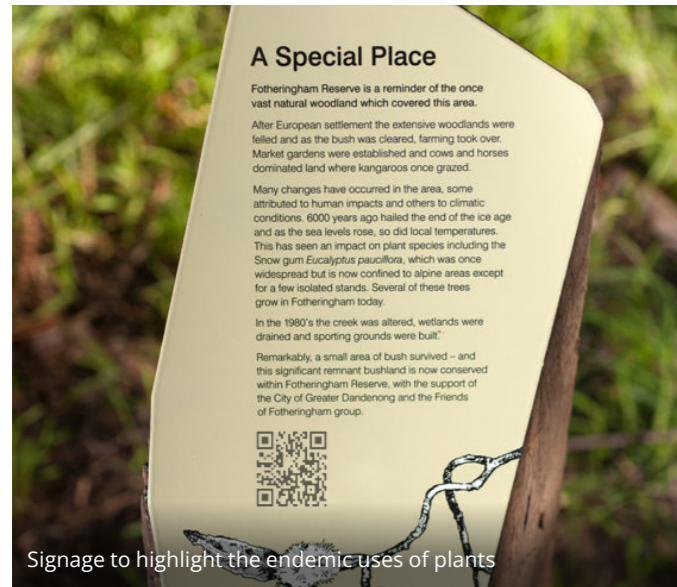
### Opportunities Key Plan



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

# Legacy

## Design Opportunities



Signage to highlight the endemic uses of plants

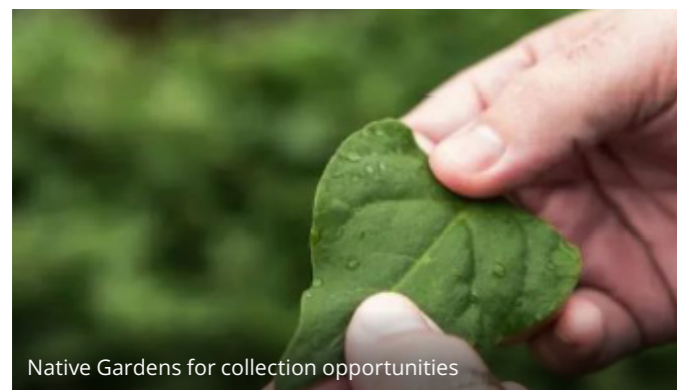


Plaza Garden Bed to foster community engagement

- / Foster ongoing community connection throughout the public plaza and the communal open space on Level 2
- / 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



Sensory Gardens to foster ongoing connection to native plants



Native Gardens for collection opportunities



Seed Collection opportunities

### 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.

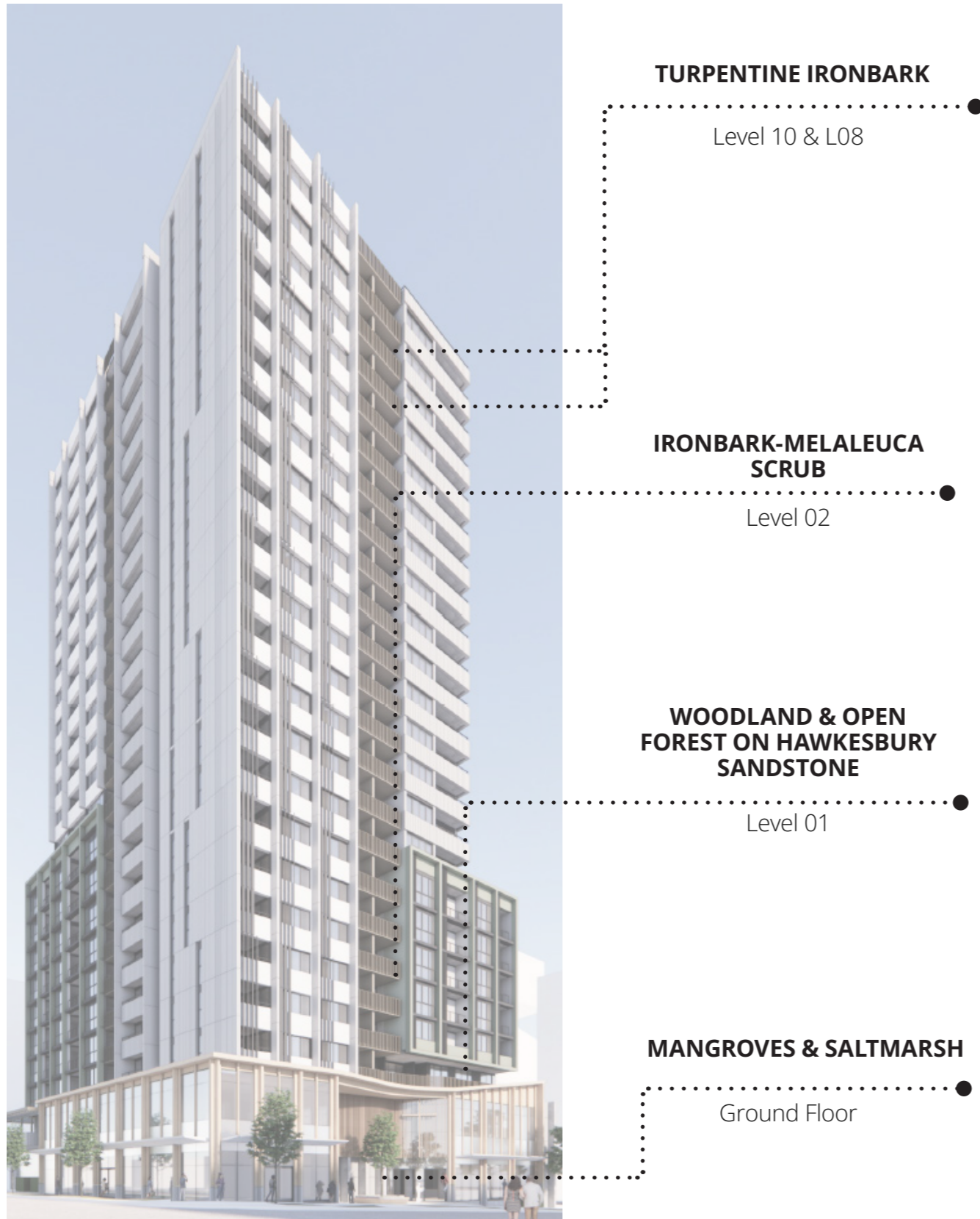
Material of place can be used as inspiration as an opportunity to tell the story of the place and its surrounds.

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
		
<b>Turpentine Ironbark</b>		
		
<b>Ironbark-Melaleuca Scrub</b>		
		
<b>Woodland &amp; Open forest on Hawkesbury Sandstone</b>		
		
<b>Mangroves &amp; Saltmarsh</b>		

# Planting

## Design Opportunities



### Species Of Significance

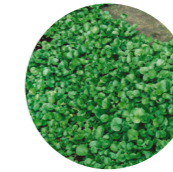
### Supplementary Species



Acacia longifolia



Dianella longifolia



Dichondra repens



Themeda triandra



Melaleuca decora



Hakea sericea



Xanthorrhoea media



Kunzea ambigua



Gymea lily



Banksia spinulosa



Rhagodia Aussie Flat Bush



Tussock grass



Angophora floribunda



Melaleuca linariifolia



Lomandra longifolia



Dichondra repens

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