

ST PAUL'S ANGLICAN CHURCH BANKSTOWN

461 CHAPEL ROAD, BANKSTOWN, NSW 2200

SSDA DESIGN REPORT [A]

04.04.2025

SAINT PAUL'S

ANGLICAN CHURCH

COMMUNITY CENTER

461 CHAPEL ROAD

ACKNOWLEDGEMENT OF COUNTRY

We acknowledge Country, the Cultural Landscape that we are working upon, We acknowledge the custodianship of its people and the privilege and responsibility to Connect with Country.

We acknowledge the Wangal, Bediagal and Cabrogal people of the Dharug Nation and their ongoing connection to culture, lands and waters and their valuable contribution to the community. We recognise and acknowledge the surrounding clans to the North, South, East and West whilst honouring and celebrating their Elders past, present and emerging.

We are part of the system of Country, our actions must always be Country positive. Being connected to Country transcends language and culture - a connected system of action, emotion, and experience.



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00

DESIGN STATEMENT

INTRODUCTION

DESIGN STATEMENT

Site Context

The site at 461 Chapel Road, Bankstown, is occupied by St Paul's Anglican Church and features dual frontages to Chapel Road and French Avenue. It is highly accessible, just a 7-minute walk from Bankstown Train Station and near key bus routes. Located within the Bankstown City Centre, the site is part of the NSW Government's Transport Oriented Development (TOD) Program, promoting high-density growth and enhancing Chapel Road as a key pedestrian spine linking major public facilities.

Aligned with **Better Placed's** 'Better Fit' objective, the proposal responds to site conditions and TOD aspirations by:

- Delivering a dynamic mixed-use podium to boost local vibrancy and employment.
- Providing ministry spaces for community use and gatherings.
- Activating the ground plane with a plaza that reinforces the pedestrian spine.
- Preserving the Church's identity, valued by the community.
- Designing built form that respects and enhances the surrounding context.
- Providing much needed affordable housing

Connecting with Country

The proposal seeks to create an authentic connection to 'Site' as part of the 'Better Fit' Objective in *Better Placed*. This not only means looking at the immediate and future site conditions but also looking at how the proposal can create a meaningful 'Connection with Country'.

Under the guidance of Artefact, the Project Team have begun the 'Connecting with Country' Process. So far, the team have undergone the following meetings as part of the process:

- Design Team workshop where Artefact identified opportunities for 'Designing with 'Country'
- Consultation for 'Designing with Country' Opportunities with key knowledge holders at the First Nations Hub Bankstown

Through this process, the design team (Plus Architecture and Arcadia) have taken on board comments from both Artefact and the key knowledge holders. The key outcome is a cohesive design that reflective of 'Country', with reference to Salt Pan's Creek and its variety of ecologies, as well as Cooks River. This is strongly apparent in the overall architectural façade concept approach, the colour palettes, landscaping, and the public domain strategy. Public art opportunities have also been indicated.

Urban Design/Built Form

The proposal's urban design and built form align with *Better Placed* objectives of 'Better Fit', 'Better Working', and 'Better Look and Feel' by:

- Being contextual, local and of its place through:
 - Creating an 'urban marker' at the intersection of Chapel Road and French Avenue. The building is also broken down in scale with architectural recesses. This reduces the bulk and scale of the building but the form to respond to the future TOD context and transition in scale towards the existing urban fabric.
 - Articulating a two-storey street wall as per the TOD, reinforcing a fine-grain human scale at the ground plane.
 - Creating a design that preserves the local legacy of St Paul's church.
 - Creating architecture that celebrates 'place making' through the articulation of the podium in response to public plaza.
- Being functional, efficient, and fit for purpose though:
 - Incorporating flexible uses, maximising long-term functionality.
 - Incorporating high floor-to-floors within the podium, allowing future adaptability.
 - Optimised residential floorplates.
 - Ensuring that the design has been reviewed by specialist consultants and the Parish to ensure purpose-fit design.

- Being engaging, inviting and attractive through:
 - Focusing on sculptural shape making within the design that are visually engaging.
 - Varied façade characters to create vibrancy to the urban fabric.
 - Tactile, durable materials such as brick and concrete that maintain their aesthetics overtime.

Connection

The proposal fosters strong connections between the community and site users, aligning with the **Better Placed** objectives of 'Better for Community' and 'Better for People'. It achieves this by:

- Providing ministry facilities on the ground and Level 1, also accessible to the community, enhancing Bankstown's community infrastructure.
- Featuring a central plaza as a key gathering space, strategically positioned to connect ministry, community, residential, retail, childcare, and commercial areas.
- The variety of uses will not only provide great amenity and vibrancy to the community but also support the local economy, creating resiliency.
- Incorporating internal and external residential communal spaces on Levels 2, 8, and 10, including a community produce garden to encourage residential interaction.
- Delivering 100% affordable housing to address economic and social disparities.

Sustainability

The proposal integrates key sustainability initiatives, aligning with the **Better Placed** objectives of 'Better Performance', 'Better for People', and 'Better Value':

- Durable, low maintenance façade materials.
- Passive design principles ensuring solar access, cross-ventilation, and shading, reducing energy demand and enhancing comfort.
- Open corridors for natural ventilation, minimizing air conditioning reliance.
- Achieving 60% street tree canopy cover along French Avenue and 40% street tree canopy cover along Chapel Road as per TOD Recommendations.
- Meeting the 50% Green Cover TOD Requirement through landscaping, layered planting, medium trees, and solar panels.
- Providing solar panels as a renewable energy source, reducing on-going costs for the building.
- Providing bicycle parking in the basement as an alternate mode of transport.
- Providing two hall spaces on ground and Level 01 that are adaptable to different uses. This allows long term longevity of these spaces and an on-going asset to the community.
- A diverse apartment mix, including standard, silver, and gold liveable designs.
- Providing efficient floorplates that minimise structural transfers and layout changes.

Public Realm

The proposal enhances the public realm in line with the TOD vision and *Better Placed* objectives of 'Better for Community' and 'Better for People' through the following:

- Maximizing active frontages on French Avenue and Chapel Road for street activation and passive surveillance, improving overall safety.
- Separating vehicular and pedestrian movements to reduce conflicts.
- Amplifying the Chapel Road pedestrian spine with a public plaza. This is designed to enhance pedestrian comfort, with sufficient dwell space for the different user groups, integrated seating and landscaping, and shade protection.
- Opportunities for Public Art that 'Connects with Country' identified in the plaza.
- Widening the footpath along Chapel Road for edge landscaping and seating, greater foot traffic,

and outdoor seating for retail.

- Achieving 60% street tree canopy cover along French Avenue and 40% street tree canopy cover along Chapel Road as per TOD Recommendations. This ensures sufficient shading and landscaping is provided to create a comfortable public realm.
- Incorporating awnings along both streets, providing weather protection and pedestrian comfort.

Opportunities/Constraints

Overall, the proposal presents a multitude of opportunities that will be of great benefit to Bankstown. These include:


- Contribute to the three key aspirations of the NSW TOD Program, which is to contribute to the delivery of jobs, housing and community infrastructure to support the proposed growth in Bankstown.
- Providing a dynamic mixed-use podium with a strong community infrastructure focus, providing much needed community infrastructure to Bankstown.
- Providing public open space that strengthens the Chapel Road 'Pedestrian Plaza.
- Retaining the presence of St Paul's Church to the local community.
- Increasing local jobs and economies by providing church, community, childcare, retail, and commercial uses. This strengthens resiliency in the community.
- Providing much needed affordable housing, supporting disadvantaged communities.
- Generous landscaping vision that supports the public realm as well as the various residential communal open spaces.
- The main constraints to this project include:
 - Budget considerations
 - Timeline considerations associated with the Housing Australia Future Fund (HAFF)

01

SITE & CONTEXT AND BACKGROUND INFORMATION

THE NEED FOR SOCIAL & AFFORDABLE HOUSING

PRIVATE RENTAL MARKET

 **11,067 dwellings**
(20%) rented privately in Bankstown SA3 (ABS 2021), versus 23% in NSW

 **77 available**
Rental dwellings in Bankstown (Jan 2024)


 **1% vacancy rate**
In Bankstown rental properties (Jan 2024)

 **19,071 HOUSEHOLDS (42.4%) IN RENTAL STRESS**
in Canterbury Bankstown LGA

 **\$ Increase in rent**
Rental rates in 2200 postcode (Jan 2025)

	Median Rental	Price Change (1 yr)
1 BED	\$500 p/w	+36.99%
2 BED	\$595 p/w	+8.18%


SOCIAL HOUSING AVAILABILITY

 **6.7% (359) dwellings**
rented from state/territory housing authority in Bankstown-North SA2

 **2,742 households**
on waiting list for social housing in Bankstown Allocation Zone

 **5-10 Years EXPECTED WAIT TIME**
for general applicants for all dwelling types in Bankstown Zone


NEW SOCIAL & AFFORDABLE HOUSING REQ.

 **1,100-1,200 NEW SOCIAL & AFFORDABLE**
homes need to be built each year in Canterbury Bankstown LGA

GROWING POPULATION

 **190,357**
residing in Bankstown SA3 (ABS 2023)

 **210,010 (+10%)**
residing in Bankstown SA3 in 2033


 **93RD OF 626 MOST DISADVANTAGED**
in NSW. Based on a **917 SEIFA IRSAD** Score (Bankstown-North SA2)

Significant urban centre Bankstown is an established employment and transport hub for the surrounding Canterbury-Bankstown region in Sydney's southwest. The area is characterised by its multi-culturally diverse community, with almost half of residents of greater Bankstown born overseas, in particular in Vietnam, Lebanon and China.

There are very low vacancy rates for private rental housing, and consequently, rapidly increasing median rents. Further, there are long waiting lists for social housing, typically more than 5 years. It is estimated that 1,100-1,200 new social and affordable homes are needed annually in the Canterbury-Bankstown LGA to meet demand. Older people aged 55+ and key workers renting privately in the surrounding area are notable cohorts in need of affordable rental housing options.


TARGET COHORTS

SOCIAL HOUSING NEED & DEMAND

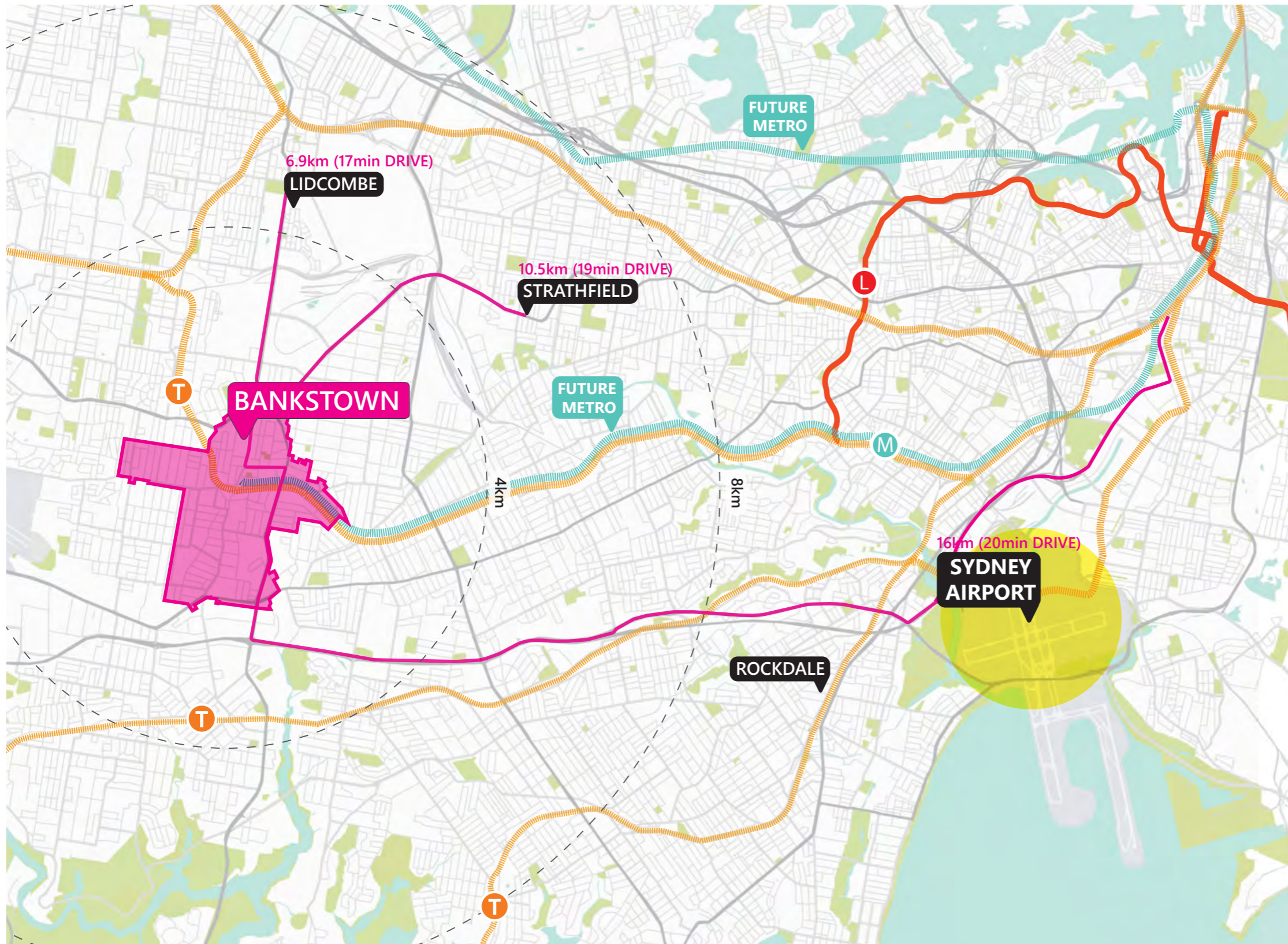
 **2,334 SENIORS (7.2%) RENTING PRIVATELY**
& earning <\$800p/w in Bankstown SA3

Seniors on Social Housing Wait List	STUDIO 27 1 BED 111 2 BED 477
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AFFORDABLE HOUSING NEED & DEMAND

 **2,903 KEYWORKERS (22.1%) RENTING PRIVATELY**
in Bankstown SA3

SITE & CONTEXT AND BACKGROUND INFORMATION
REGIONAL CONTEXT



As a major transport & economic hub in Sydney's south-west, Bankstown is well connected to other major employment and service hubs across the city, especially with the construction of the new South-west Metro line. The Sydney CBD is accessible by train in 43-minutes and the Parramatta CBD is 40-minutes away by train. When the new metro is completed, the transport time to the CBD is condensed to just 30-minutes. Urban centres such as Liverpool and Strathfield are in easy commuting distance, while the Bankstown-Lidcombe Hospital is only 3.4km away. The Sydney Kingsford Smith Airport is located approximately 16km away.

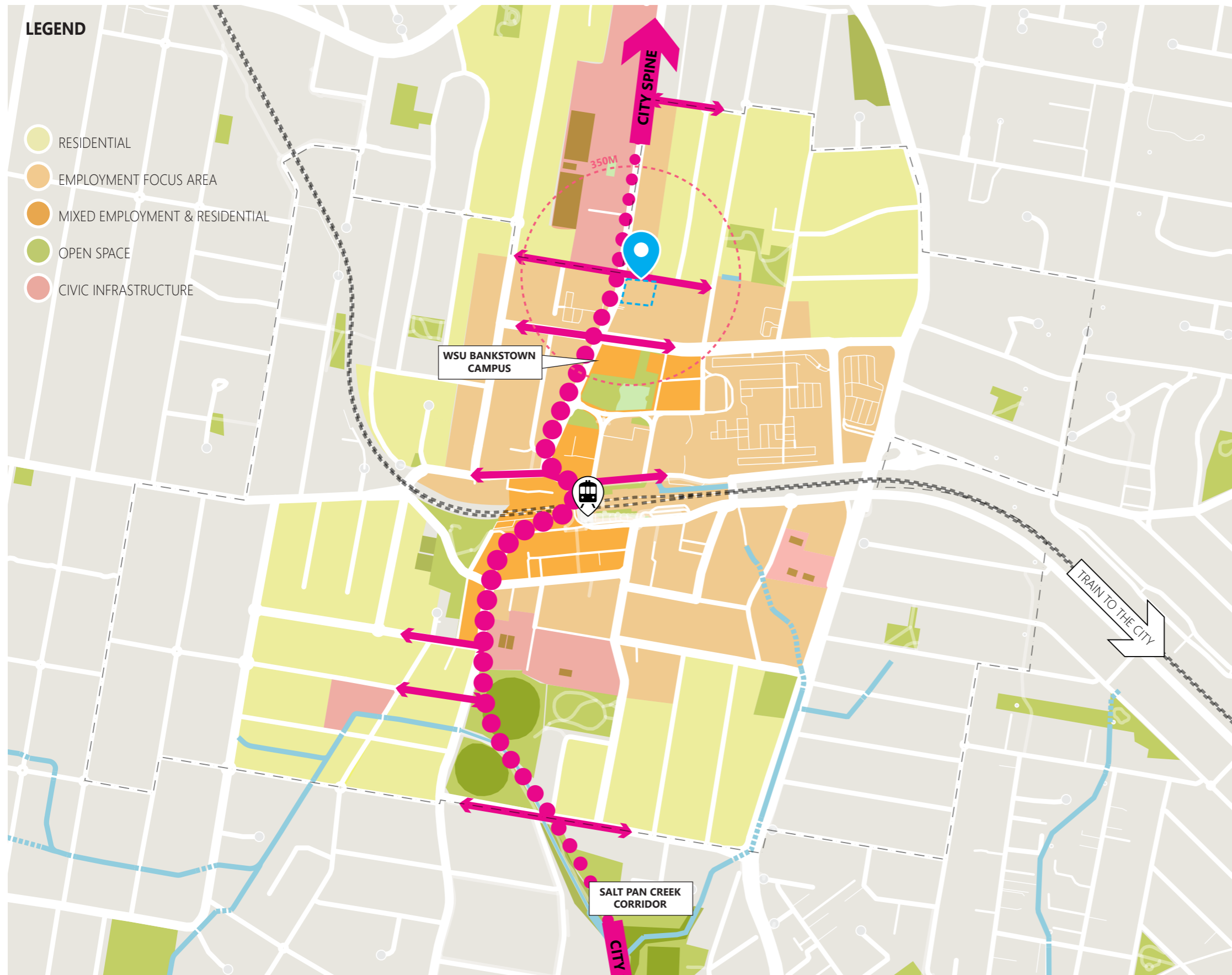
Major recreation facilities and outdoor attractions are also easily accessible, such as Georges River and Salt-Pan Creek.

-  **7 min walk**
To Bankstown Station
-  **43 min train**
To Sydney CBD
-  **28 min bus**
To Bankstown-Lidcombe Hospital
-  **31 min bus**
To Strathfield
-  **40 min train**
To Parramatta
-  **46 min train**
To Liverpool
-  **39 min bus**
To Georges River
-  **31 min bus**
To Salt Pan Creek

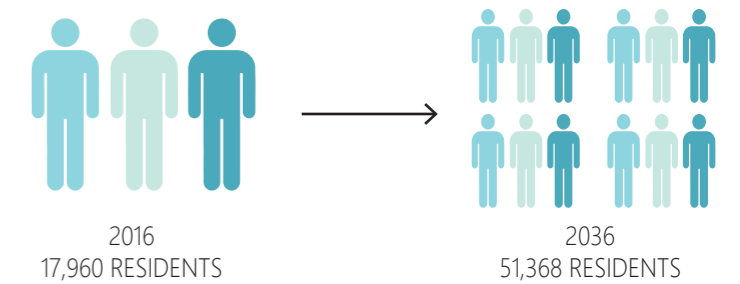
CONNECTION TO THE CITY



SITE & CONTEXT AND BACKGROUND INFORMATION
THE FUTURE OF BANKSTOWN

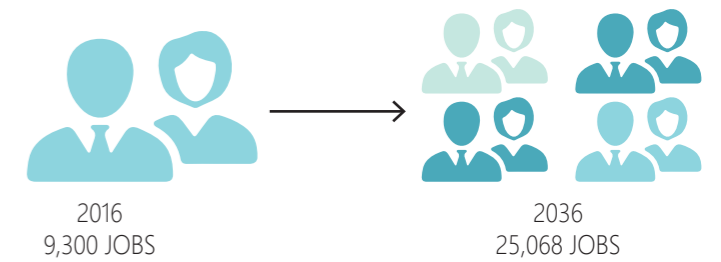


The Bankstown City Centre Transit Oriented Development State Led Rezoning Urban Design Report outlines significant changes over the next 20 years. For Bankstown, the plan aims to increase the delivery of homes, jobs, and infrastructure to meet future demands, offering a unique opportunity to rethink Bankstown's urban fabric. The proposal (site) is strategically positioned as a northern gateway, marking the entrance to a future 'high rise/mixed use' district. This district has the potential to not only meet the needs of the growing local community, but also create strong connections to Bankstown Station through an urban 'City Spine,' linking into the Southern Parklands Precinct and Salt Pan Creek Corridor.



INCREASED HOUSING DEMAND

SYDENHAM TO BANKSTOWN SOCIAL INFRASTRUCTURE STUDY, NSW DEPARTMENT OF PLANNING & ENVIRONMENT, 2016



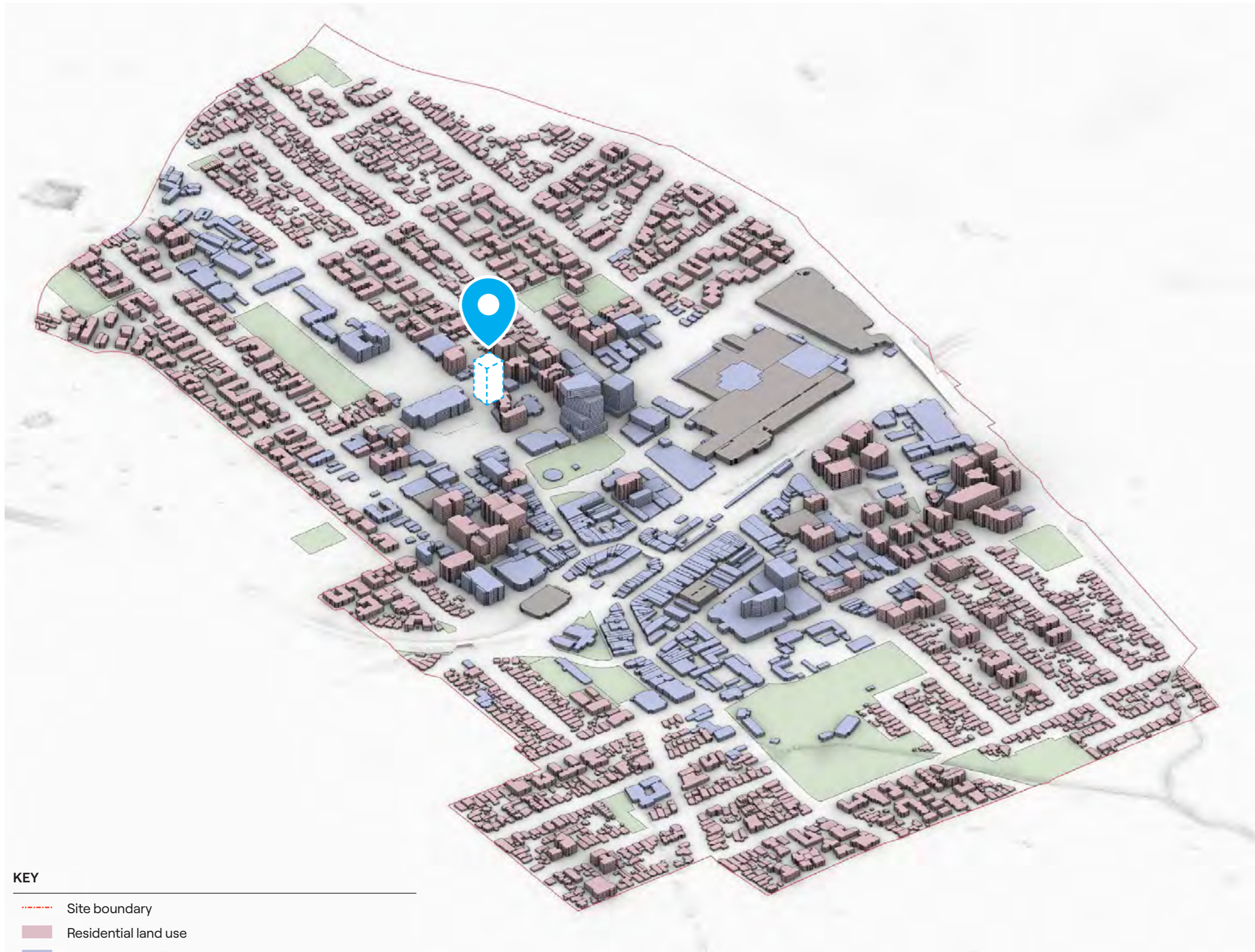
EMPLOYMENT PROJECTIONS

SYDENHAM-BANKSTOWN CORRIDOR EMPLOYMENT ANALYSIS, DEPARTMENT OF PLANNING & ENVIRONMENT AND AEC, 2016



INCREASED CONNECTIVITY

EXISTING CONTEXT

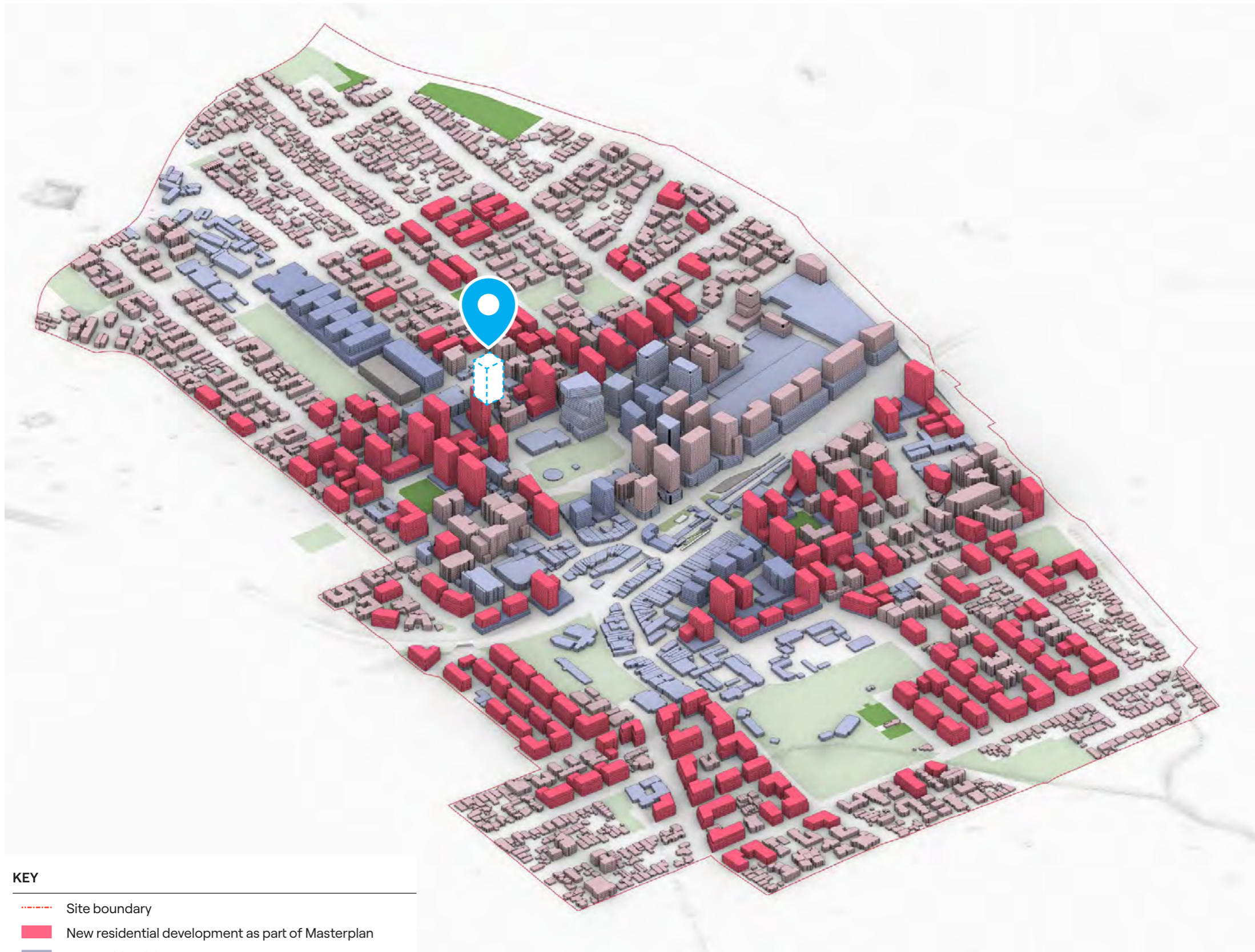


KEY

- Site boundary
- Residential land use
- Non-residential land use
- Parking

*images & diagrams sourced from Bankstown City Centre Transit Oriented Development State Led Rezoning Urban Design Report by SJB

TRANSPORT ORIENTED DEVELOPMENT UPLIFT & DENSITY



Bankstown is one of eight nominated 'Accelerated Precincts' under the NSW Transit Oriented Development (TOD) Program. This policy aims to intensify development (especially affordable housing) in centres with significant existing and planned transport infrastructure.

The diagram produced by SJB provides an overview of the proposed change in Bankstown to 2036 as a result of the proposed changes to the planning controls, which envisage an increase in dwellings from 7,000 to 19,200, jobs from 9,700 to 30,850 and a future population of 46,080, up from 17,100 today.



TOD VISUALISATION



TOD VISUALISATION

*images & diagrams sourced from Bankstown City Centre Transit Oriented Development State Led Rezoning Urban Design Report by SJB

SITE & CONTEXT AND BACKGROUND INFORMATION
REFERENCE SCHEME AERIAL



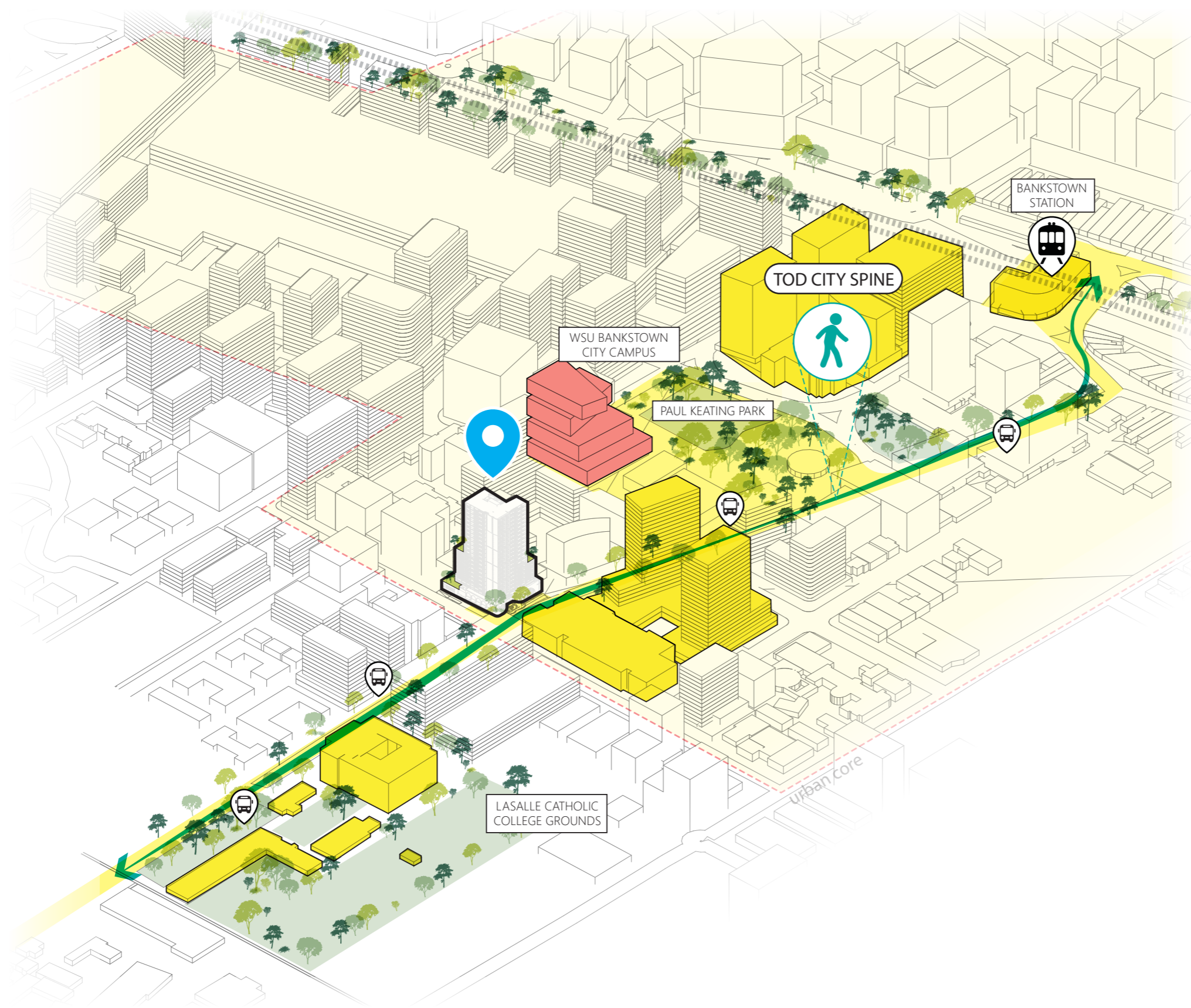
*images & diagrams sourced from Bankstown City Centre Transit Oriented Development State Led Rezoning Urban Design Report by SJB

SITE & CONTEXT AND BACKGROUND INFORMATION
REFERENCE SCHEME RENDER



*images & diagrams sourced from Bankstown City Centre Transit Oriented Development State Led Rezoning Urban Design Report by SJB

SITE & CONTEXT AND BACKGROUND INFORMATION
THE PEDESTRIAN SPINE



A pedestrian spine is being proposed on Chapel which connects the North & the South of the precinct. It runs through the urban core and key sites are located along the corridor.



GREEN PLAZAS



GREEN BOULEVARDS



KIDS PLAYGROUNDS



EXERCISE



GREEN ROOFS

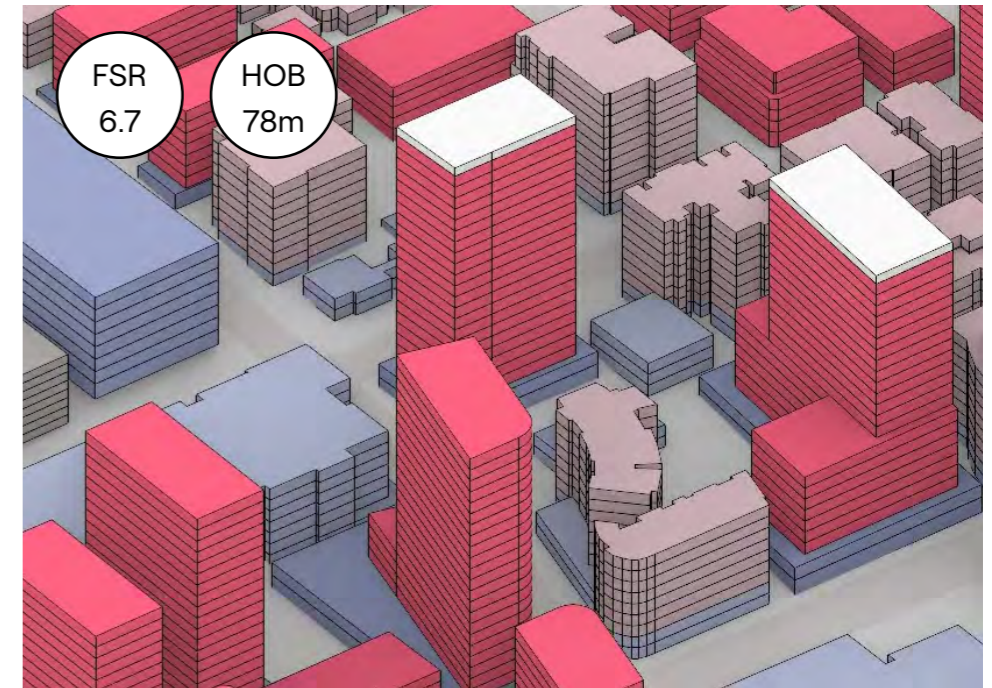
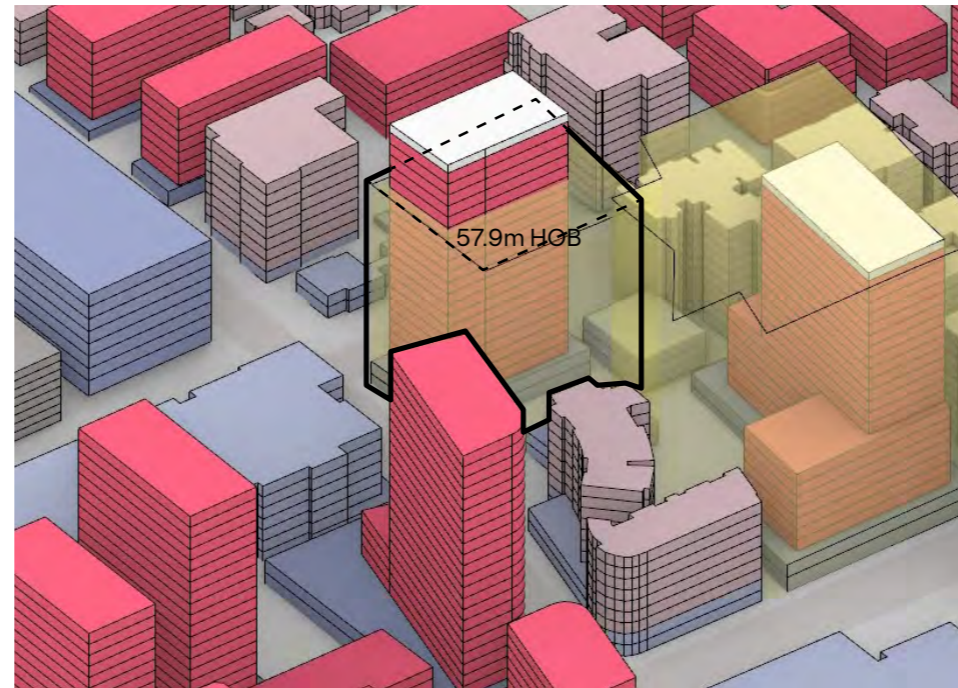


ENCOURAGE VERTICAL GREEN

SITE & CONTEXT AND BACKGROUND INFORMATION

TOD - BLOCK SUBMISSION

*Images and Graphics sourced from the Bankstown Transit-Oriented-Development Post-Exhibitions Submissions Review, Page 18 (Source: SJB)



Site Information			
Address	459 Chapel Road, Bankstown (St Pauls Church)		
Existing	35m HOB	3 FSR	Mixed Use Zoning
Exhibited	55m HOB	4.5 FSR	Mixed Use Zoning
Requested	18 storeys	5.5 FSR	-
Exhibited Assumption	Controls developed under the assumption that existing church would be maintained. This assumption has now changed.		

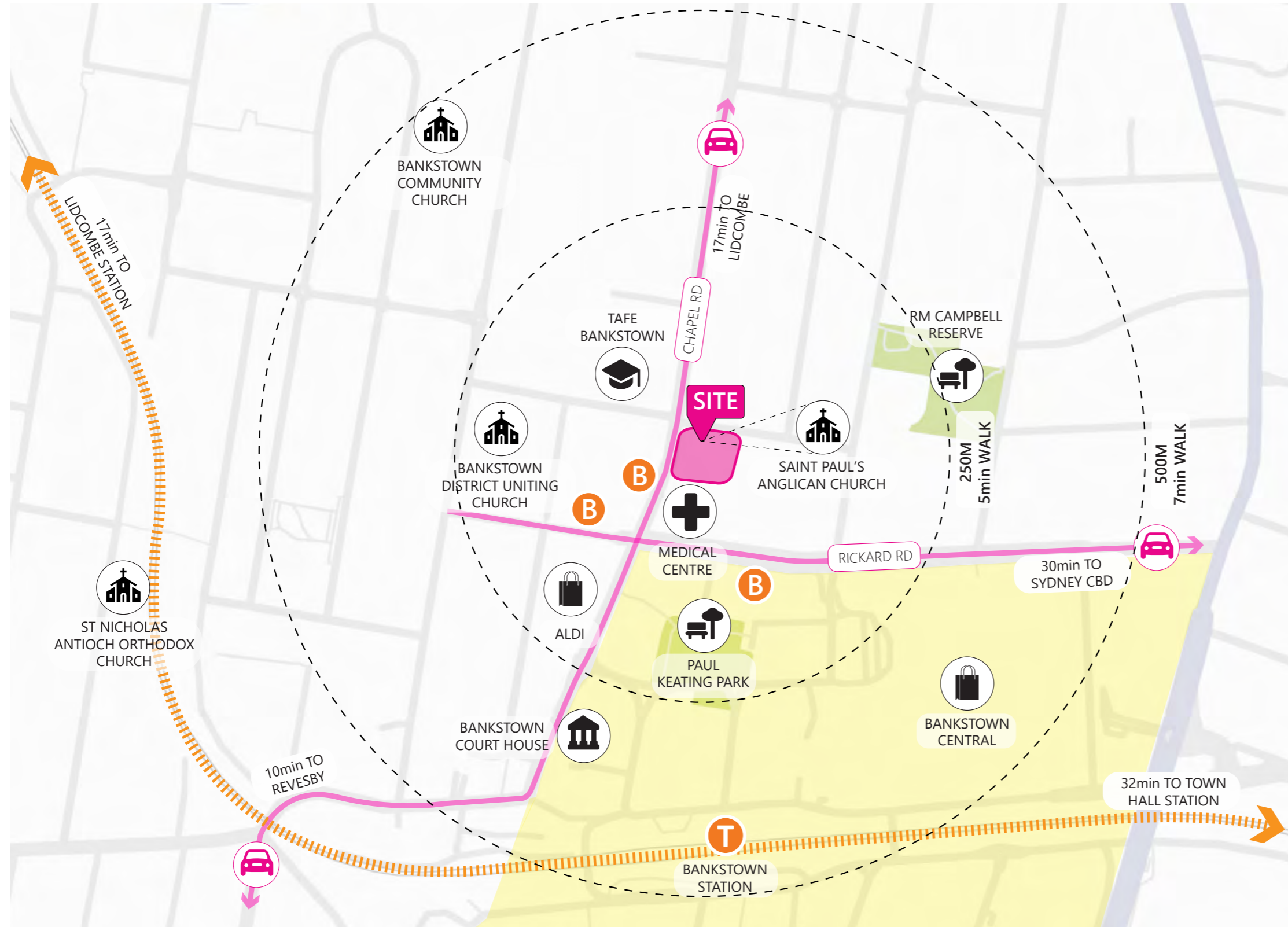
Submission Review	
Transit Oriented Development	Located on the fringe of the urban core.
Connect North & South	Located along the primary north-south spine.
Connect & Expand Open Space	Located within proximity of Paul Keating Park and exhibited new open space next to the future hospital.
Reinforce the Urban Core	Located along the outer east-west height band that adjoins inner supporting neighbourhood. Located on prominent intersection opposite future hospital.
Concentrate Jobs around Public Transport	Located within mixed use area.
Combined Intensification	Located within 800m from the Metro station.
Strategic Merit	✔
Area	10,782m ²
Site Location (Corner, Midblock)	Corner site
Site Frontage Length	Approx. 43m and 51m
ADG Alignment	Ensure adequate separation to residential buildings to the east and south.
Site Merit	⊖

Urban Design Response	
Testing Priorities	<ol style="list-style-type: none"> Adjusted built form footprint to accommodate single and double loaded corridor. Adjusted podium to have 0m inlot setback and only 2-storey streetwall. Rationalise built form to simplify double-loaded slab.
Potential LEP Controls	<ul style="list-style-type: none"> • FSR 6.7 • HOB 78m • Note the site is subject to being incentivised for delivery of the affordable housing

XXm HOB Height Requested in Submission

LOCAL CONTEXT

LOCATED IN BANKSTOWN



The proposed development site is in the heart of the diverse suburb of Bankstown, just a 10-minute walk from Bankstown Central and a 7-minute walk from Bankstown station. There are medical, educational & recreation facilities within 250m of the site. Within 500m, multiple community services, retail, restaurants and green spaces are easily accessible by foot. The site is co-located with the Saint Paul's Anglican Church, which provides a range of community outreach and social support services.

Senior social housing tenants can easily access support services and amenities, including a medical centre, supermarkets, restaurants, outdoor plazas and parks.

Key worker tenants have a range of potential employers within easy walking distance of the site. The short walk to the station and major bus interchange enables efficient access to employment hub areas across Sydney.

- | | |
|---|---|
| 10 min walk
To Bankstown Central | 2 min walk
To TAFE NSW Bankstown |
| 6 min walk
Paul Keating Park | 7 min walk
To Bankstown Station |
| 0 min walk
To St Paul's Anglican Church | 22 min walk
To Bankstown Public School |
| 7 min walk
To Bankstown Family Medical | 15 min walk
To Bankstown North Public |
| 8 min walk
To Bankstown RSL Club | 18 min bus
To Bankstown-Lidcombe Hospital |

SITE & CONTEXT AND BACKGROUND INFORMATION
EXISTING SITE AND SURROUNDS



01 - EXISTING CHURCH ON SITE



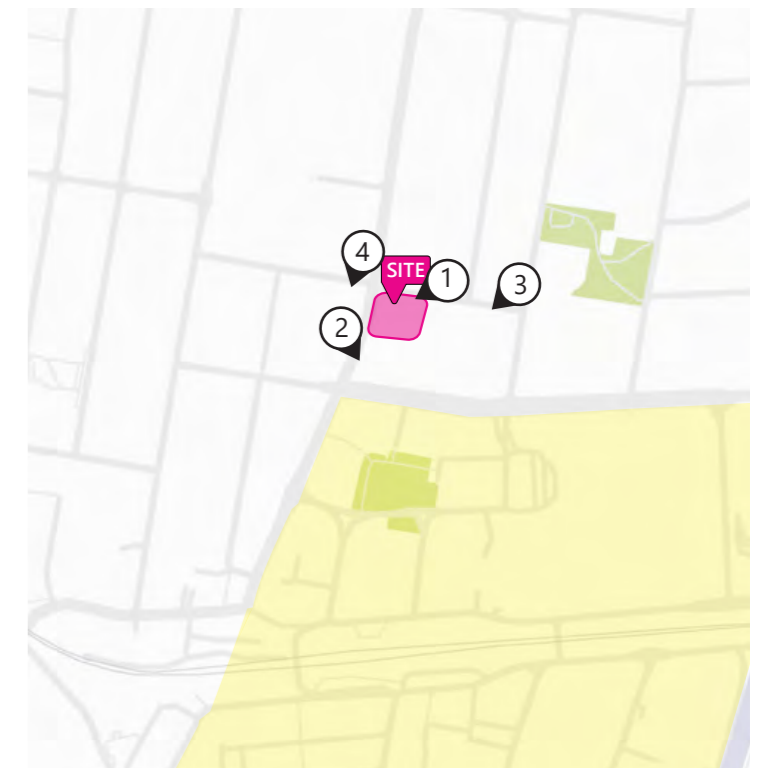
02 - 443 CHAPEL ROAD



03 - 12 FRENCH AVENUE



04 - LITTLE SAIGON SHOPPING PLAZA



SITE & CONTEXT AND BACKGROUND INFORMATION
KEY INFRASTRUCTURE BUILDINGS



01 - WSU BANKSTOWN CAMPUS



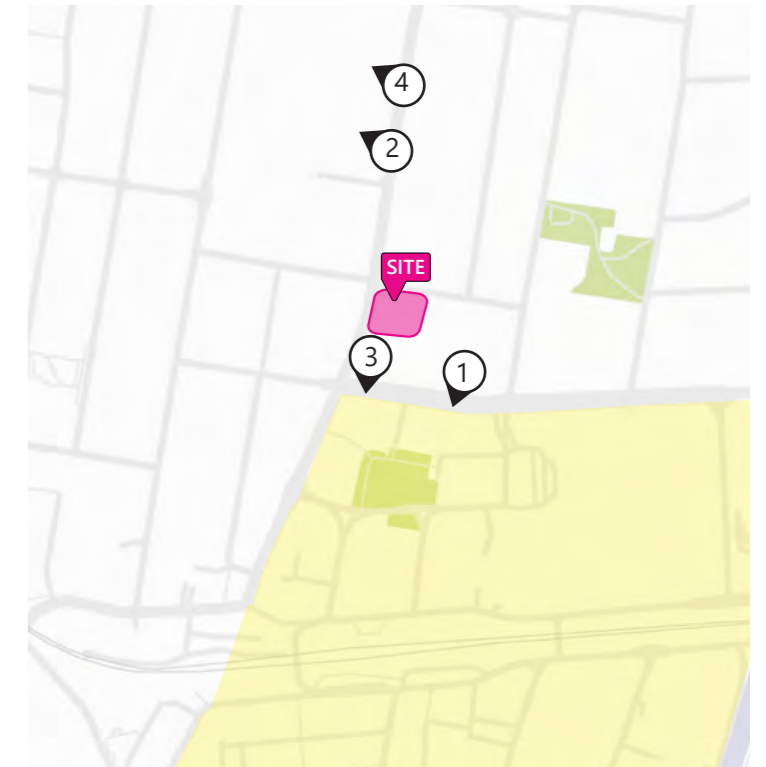
02 - TAFE BANKSTOWN



03 - BANKSTOWN LIBRARY AND KNOWLEDGE CENTRE



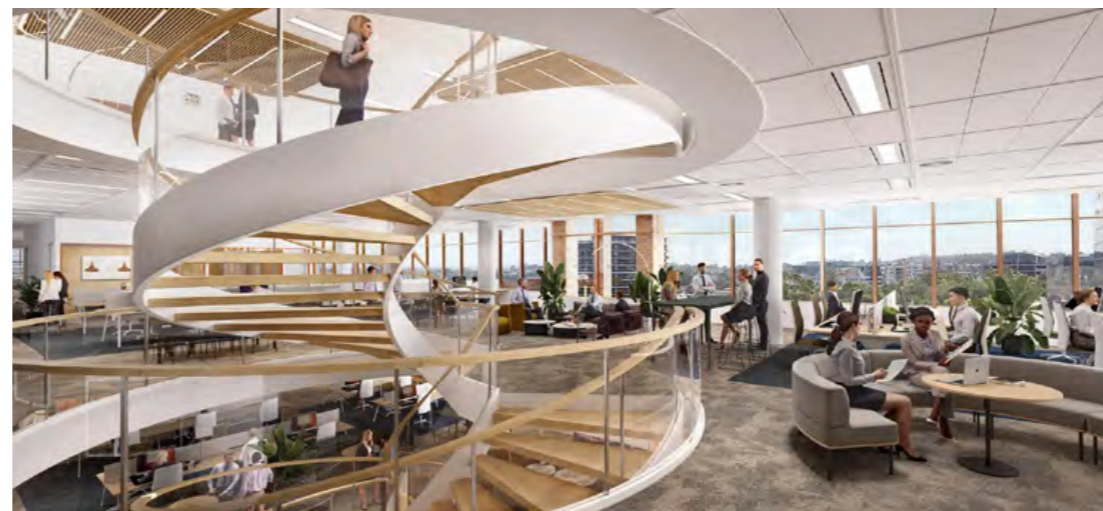
04 - FUTURE BANKSTOWN PRIVATE HOSPITAL



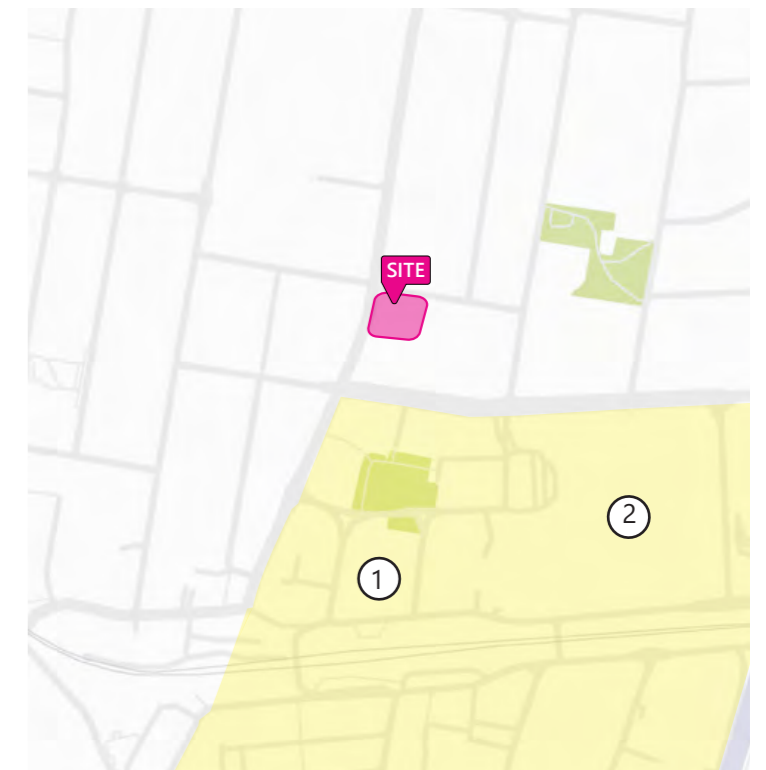
SITE & CONTEXT AND BACKGROUND INFORMATION
KEY FUTURE DEVELOPMENTS



01 - COMPASS CENTRE



02 - BANKSTOWN CENTRAL



SITE & CONTEXT AND BACKGROUND INFORMATION
SURROUNDING OPEN SPACES



01 - PAUL KEATING PARK



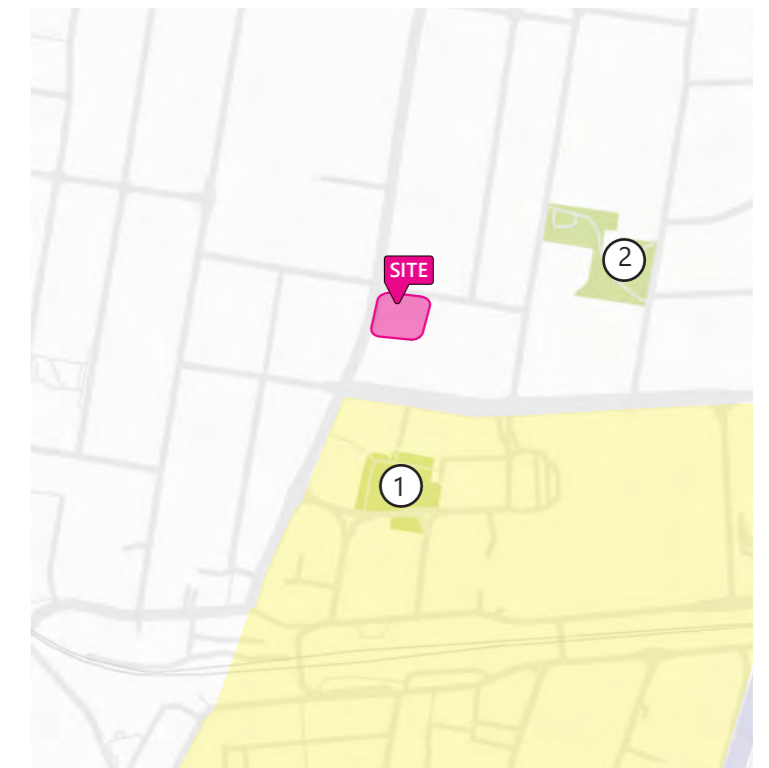
02 - RM CAMPBELL RESERVE



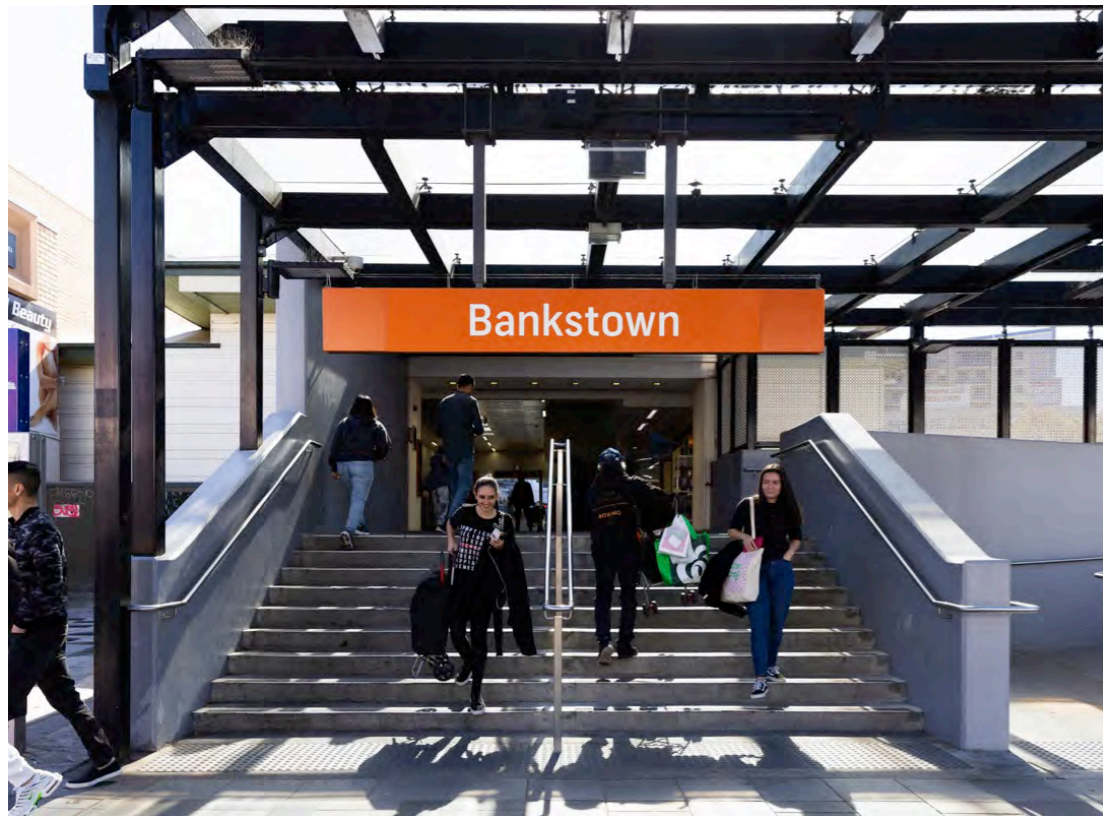
03 - SALT PAN CREEK CORRIDOR



04 - GRIFFITH PARK



SITE & CONTEXT AND BACKGROUND INFORMATION
ACCESS AND AMENITY



01 - BANKSTOWN TRAIN STATION



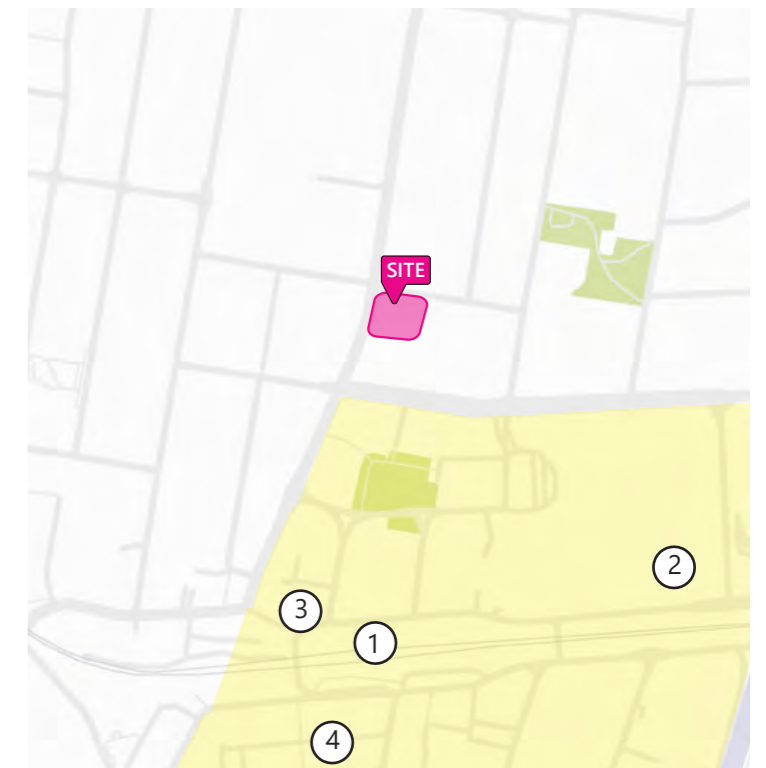
02 - BANKSTOWN CENTRAL



03 - BANKSTOWN CITY PLAZA - FINE GRAIN RETAIL



04 - BANKSTOWN SPORTS CLUB



PROJECT BRIEF - A MIXED USE PRECINCT IN THE HEART OF BANKSTOWN

THE BRIEF ADVOCATES FOR A MIXED USE PRECINCT THAT WILL ADD VIBRANCY TO BANKSTOWN, AND PROVIDE HOUSING TO THE AREA:



New Church / Community Spaces

- Retain St Paul's Presence to the Bankstown Community
- Provide two halls that can be used by both church and community.
- Create spaces that strengthen community cohesion within Bankstown.



Retail & Commercial

- Provide retail and commercial spaces that add vibrancy to the streetscape.
- Support local economy and provide resiliency.



Childcare Centre

- Create a Childcare Centre that provided much needed services to the locals of Bankstown.
- Childcare Centre can also double as Children's Ministry.



Social / Affordable Housing

- Provide 100% Social / Affordable Housing that will provide much needed housing to the area.
- Support disadvantaged members within the community.



Vibrant Public Domain

- Provide a Public Plaza that contributed to the Chapel Road 'Pedestrian Spine' as per the TOD
- Provide comfortable street interfaces through footpath widening and street trees
- Provide active uses to the street

ESD TARGETS

NCC Section J

Energy Efficiency in:

- ✓ Building fabric
- ✓ Services
- ✓ Lighting

BASIX Certification

Targeting: (all outperforming minimum requirements)

- ✓ Waster efficiency: $\geq 44\%$ BASIX score
- ✓ Energy efficiency: $\geq 63\%$ BASIX score
- ✓ Thermal comfort: \geq min. requirements

Green Star

Principles:

- ✓ Adopting best practice sustainability features

Energy Demand

- ✓ Lower operational costs
- ✓ Lower carbon footprint

Water Conservation

- ✓ Sustainable use of resources
- ✓ Reduced mains water dependency

Occupant Comfort

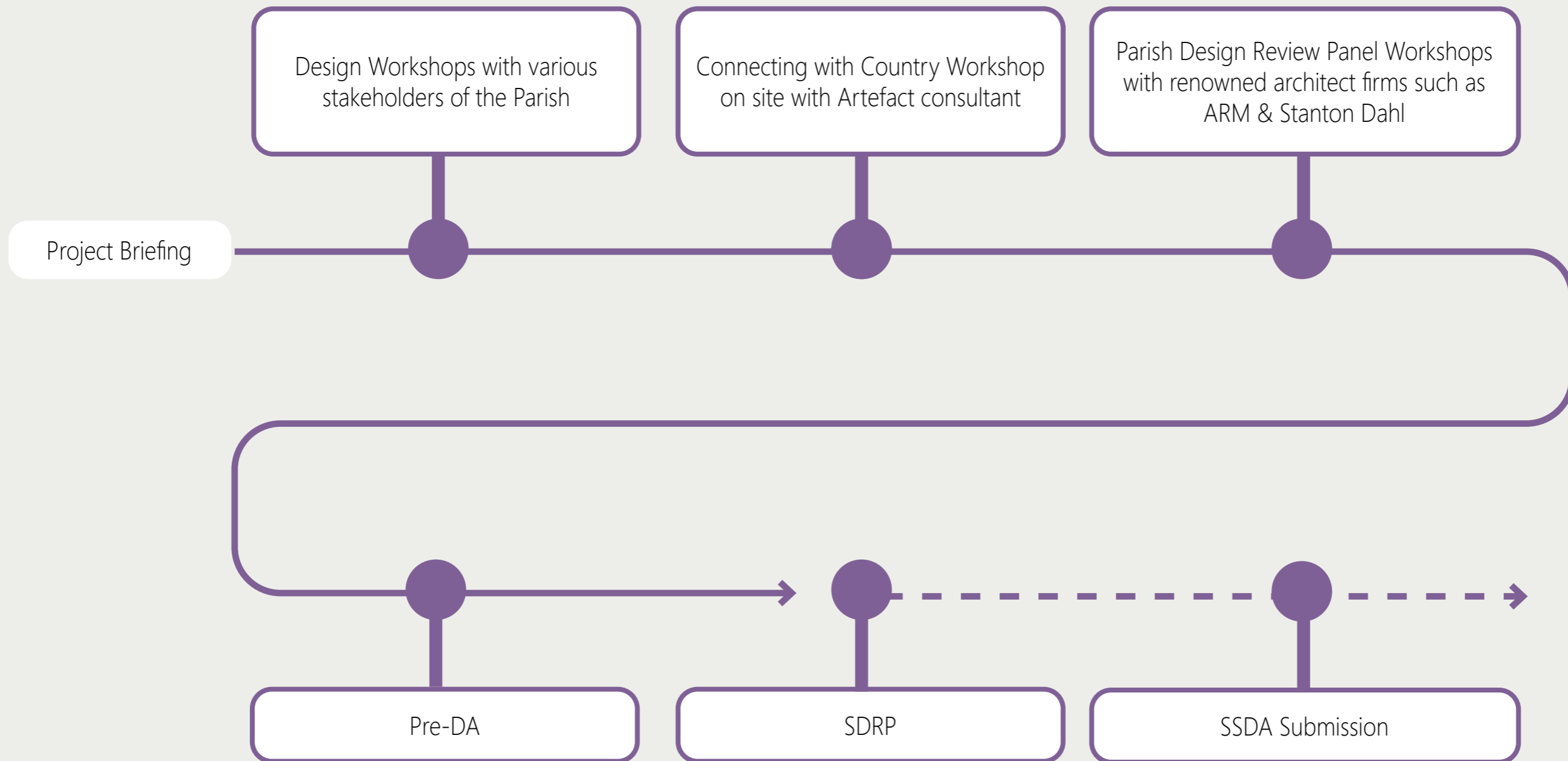
- ✓ Improved air quality
- ✓ Improved lighting
- ✓ Improved thermal conditions

Resilient Design

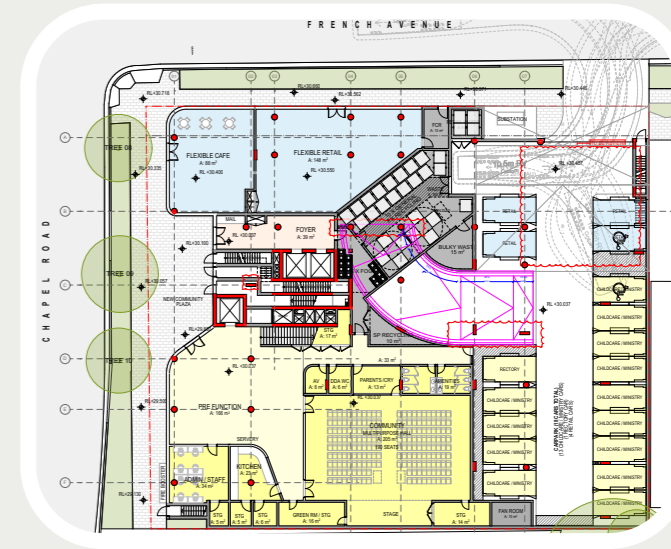
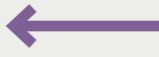
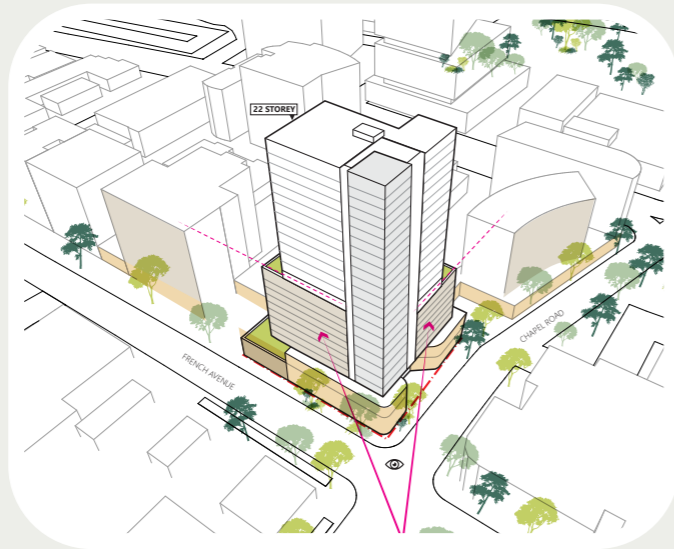
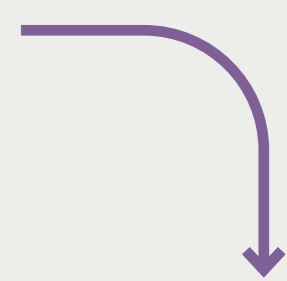
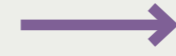
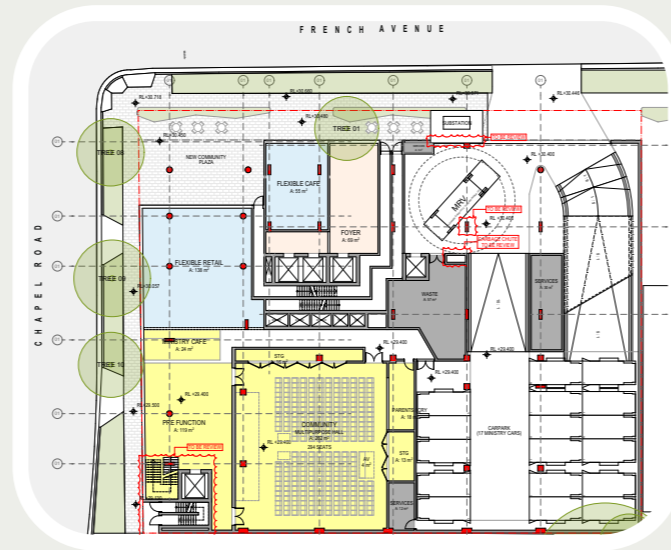
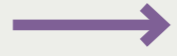
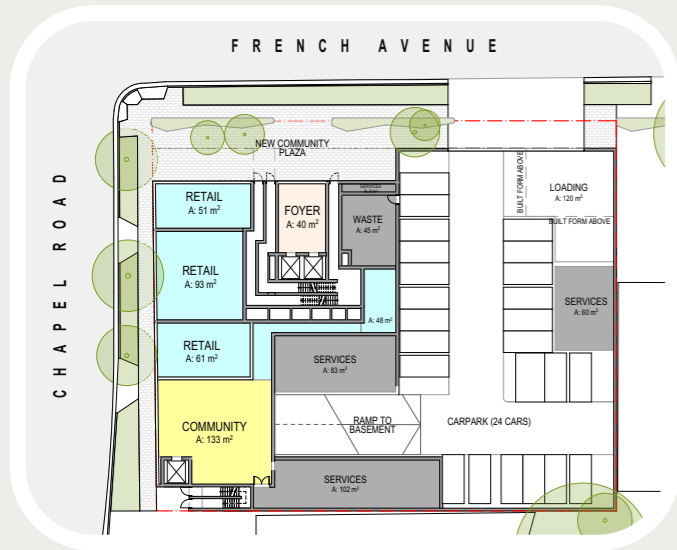
- ✓ Future-ready
- ✓ Climate-responsive strategies for long-term efficiency

DESIGN PROCESS

THROUGHOUT THIS DESIGN PROCESS TOWARDS SSDA, WE HAVE BEEN IN CONTINUED COLLABORATION WITH THE FOLLOWING STAKEHOLDERS / FELLOW DESIGNERS / VARIOUS SPECIALISTS:



SITE & CONTEXT AND BACKGROUND INFORMATION
DESIGN ITERATIONS



02

DESIGN DRIVERS

The Right Urban Fit



Connection with Country



Church & Community



ECCLESIASTICAL ROOTS

- Design for Church & Community
 - play with height and form
 - rhythm, formality, gravitas
- integrated signage and symbolism into the architecture



LAYERS OF THE LAND

- reflect the ecologies of Salt Pan Creek into the design
 - colour, texture, warmth
 - maximise landscaping opportunities





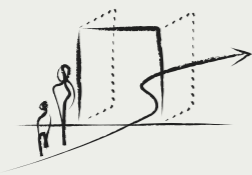
A SPACE FOR COMMUNITY

- design variety of spaces that allow people to come together as a community
 - provide residential communal spaces
 - create a dynamic plaza for the public
 - consider flexibility of uses



CONTRIBUTE TO THE PUBLIC DOMAIN

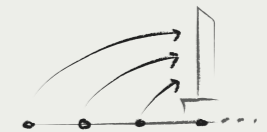
- plaza contributing to the public domain
- maximise active edges towards the street
 - employ mixed uses to the podium
 - maximise street trees and landscaping





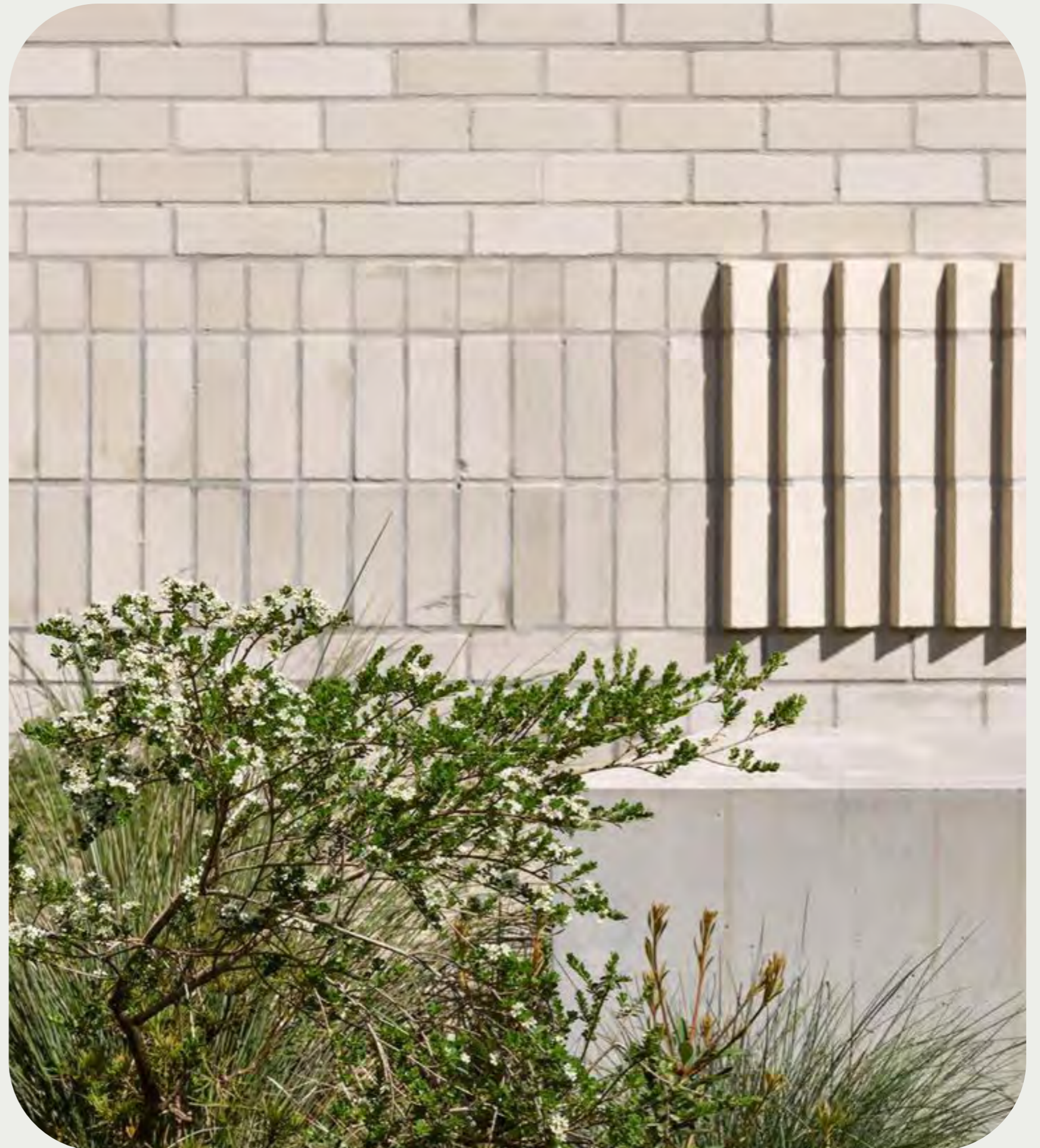
THE RIGHT URBAN FIT

- achieve the height/scale as stipulated in the TOD
- break up forms to transition scale towards the surrounds
- create architecture that speaks to the different uses within the site



ENDURING & LOW MAINTENANCE

- utilise materials that are robust and low maintenance
- create architecture that upholds passive design principles and minimises operational costs
- designing for the future whilst respecting the site's history



02.1

DESIGN WITH COUNTRY

DESIGN WITH COUNTRY
 UNDERSTANDING COUNTRY

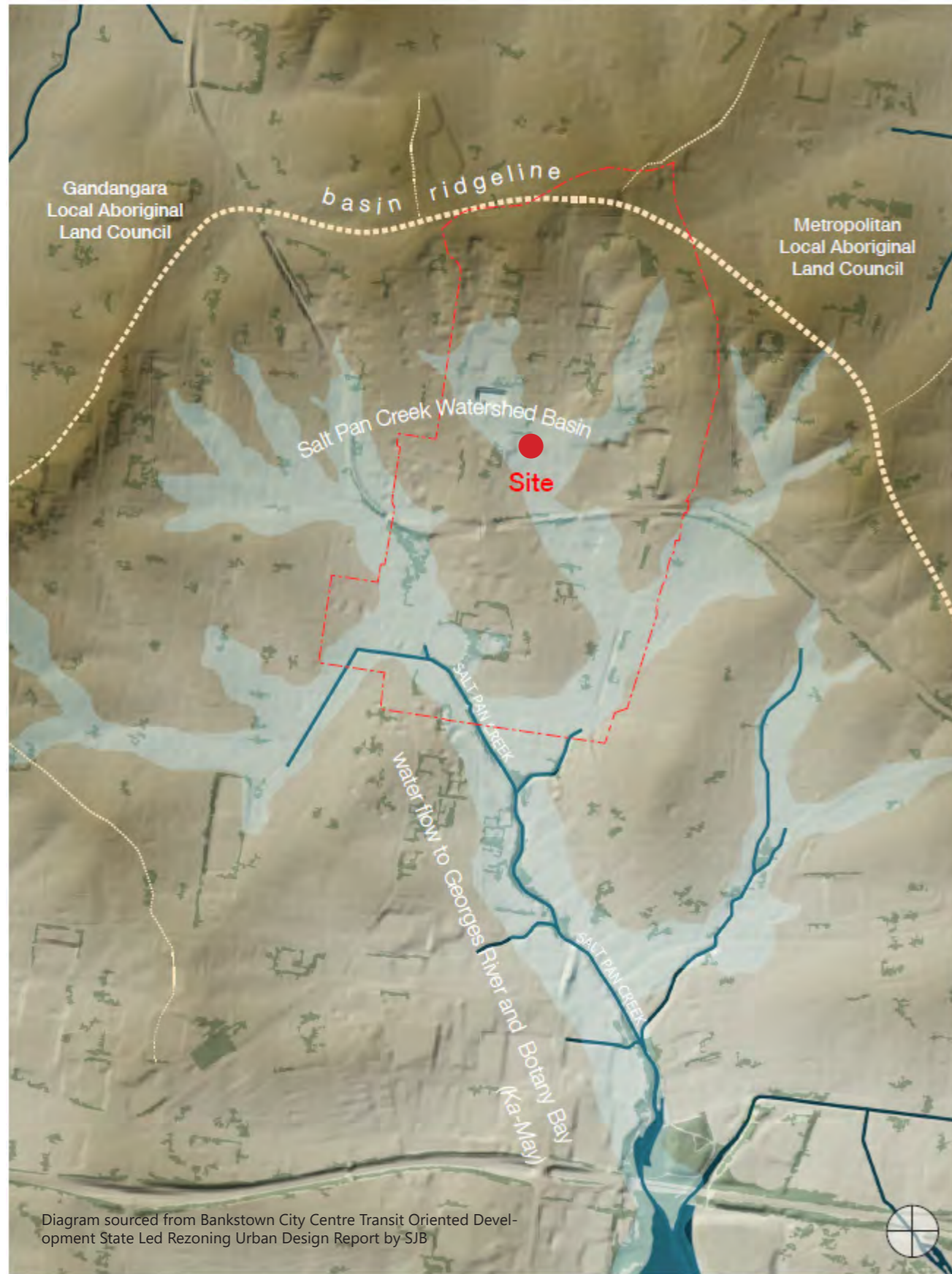
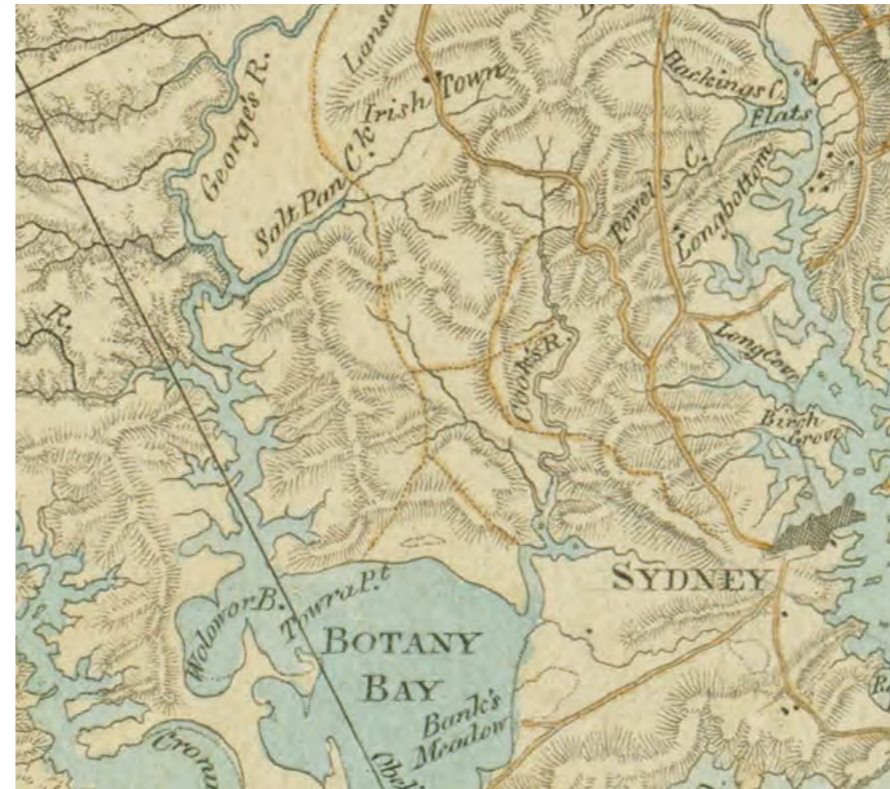


Diagram sourced from Bankstown City Centre Transit Oriented Development State Led Rezoning Urban Design Report by SJB



The Bediagal, Wangal, and Cabrogal People of the Dharug Nation are the traditional custodians of the region.

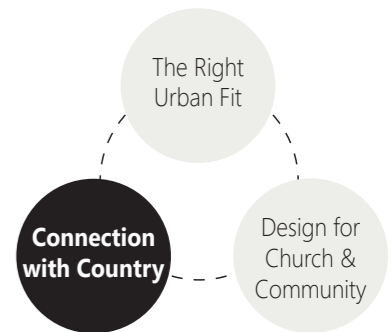
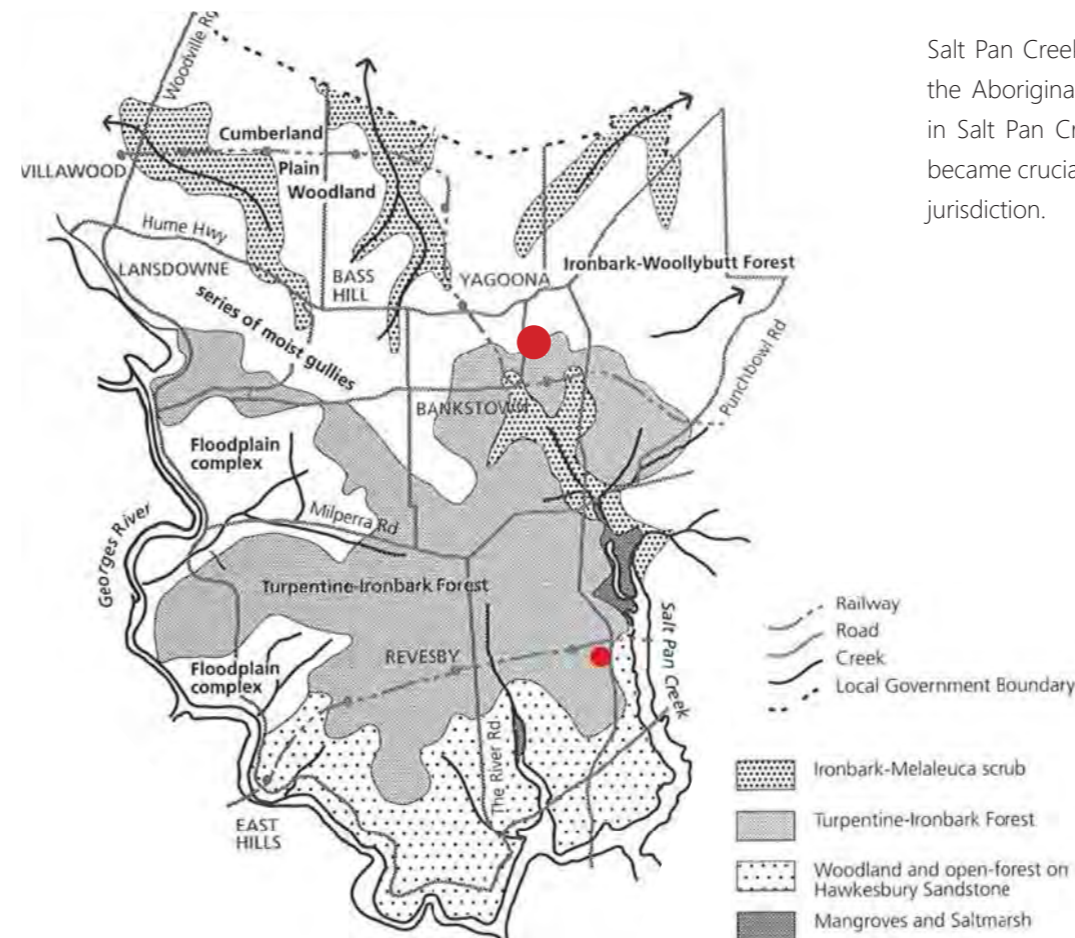
One of the key factors of the site is the importance of Salt Pan Creek. It was a place of trade, transport, and food for the local people, particularly fish and shellfish. The land itself provided kangaroo, emu, possum, wild honey, plants and roots.

Salt Pan Creek watershed basin is defined by a semicircular ridgeline on the northern edge and drains southwards into the Georges River and Botany Bay (Ka-May).

The Salt Pan Creek area is also made up of three main ecologies, each with their unique characteristics:

- coastal salt marshes
- shale sandstone transition forest
- turpentine ironbark forest

Salt Pan Creek is also of great importance in the early 1900s. With the Aboriginal Protection Board, many families were broken. Land in Salt Pan Creek was acquired by several Aboriginal families and became crucial refuge points, as they were free from the government jurisdiction.



THREE ECOLOGIES OF SALT PAN CREEK

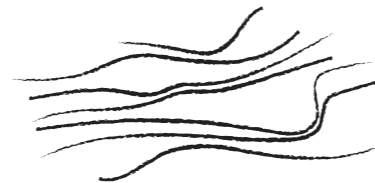
The Salt Pan Creek area is also made up of three main ecologies, each with their unique characteristics:



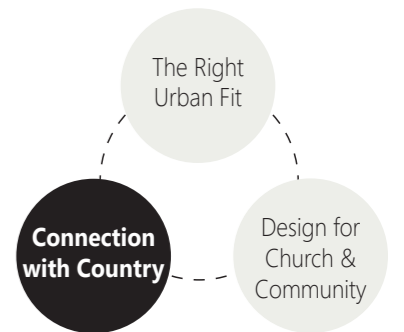
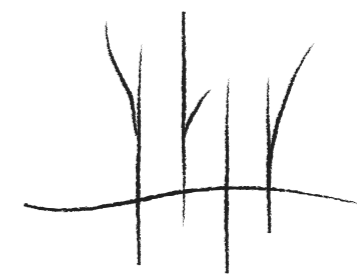
COASTAL
SALT MARSHES



SHALE SANDSTONE
TRANSITION FOREST



TURPENTINE IRONBARK
FOREST



DESIGN WITH COUNTRY
COASTAL SALT MARSHES



Low and high tide



Mosaic of herbs,
grasses, sedges



Harvesting salt pans



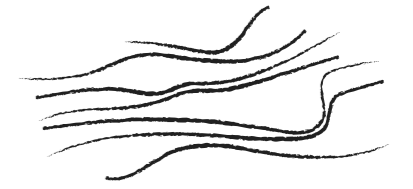
Supporting wildlife



Mangroves



SHALE SANDSTONE TRANSITION FOREST



Layers of the forest



Gum leaves



Shale to Sandstone



Grassy understorey



The Right Urban Fit

Connection with Country

Design for Church & Community



Layers of the forest



Timber



Textures of green



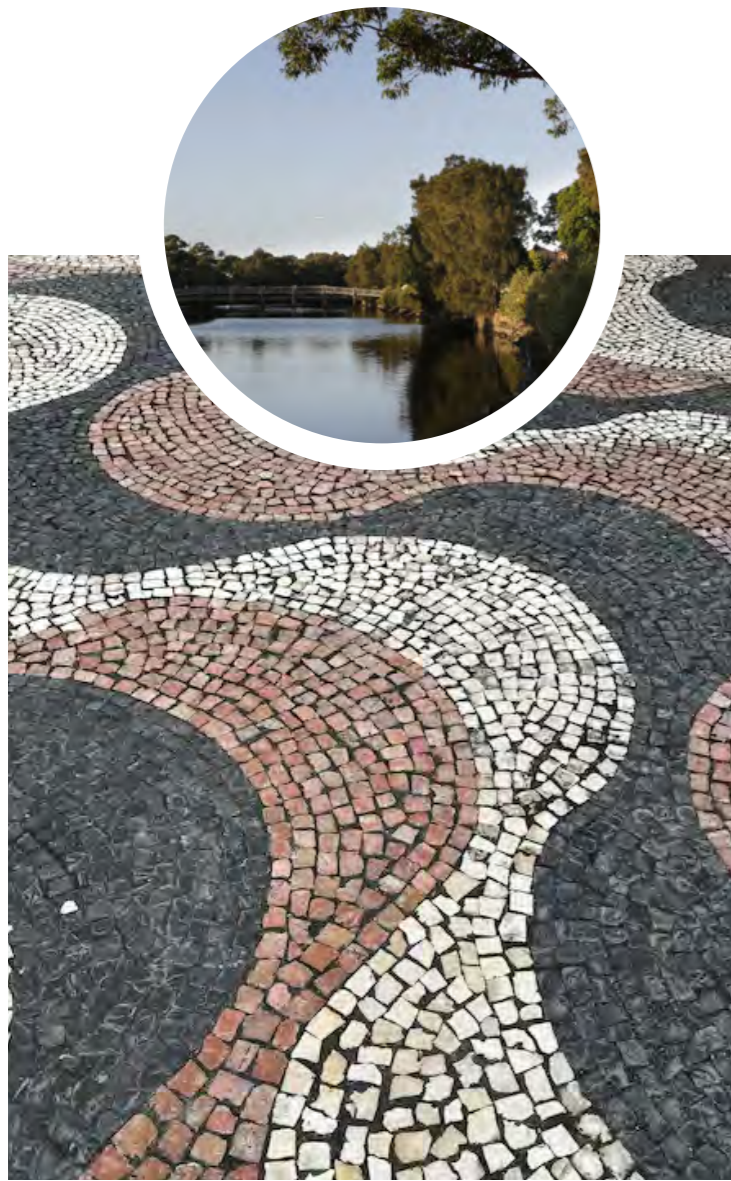
Ironbark



In bloom



DESIGN WITH COUNTRY WORKSHOP - FEEDBACK & OPPORTUNITIES



Cooks River

to be referenced through the public domain paving



Cooks River Ecologies

to be supported by creating habitats, and by incorporating the memory of flora and fauna



Learning and Teaching

through embedding language and creating spaces for learning, such as yarning circles



Public Art Opportunities

to be explored in the plaza

