

10 Missenden Road

Connecting with Country Design Report

Prepared by

bangawarra

August 2025 (SSDA)

Prepared for



The proposed Connecting with Country concepts and principles for this 10 Missenden Road are iterative and recursive. The stories and themes identified at this stage of the project documentation are provided as a starting point to understand Country in cultural, social and spatial terms through the much overdue practice of Connecting with Country.

As each phase of the project progresses, the knowledges of Country will continue to evolve and will be embedded into the project with increasing specificity, architectonic relevance and spatial impact. They may also grow to incorporate other stories and knowledges as engagement with Indigenous communities and cultures continually broadens.

There are many more stories connected to this place that others may bring forward over time to inform this stage, as well as any future work for 10 Missenden Road. At Bangawarra, we welcome and celebrate that this is part of Connecting with Country inclusively, and broadly, for today, tomorrow and long into the future.

This document has been compiled from a series of design workshops, engagement opportunities and feedback sessions by Bangawarra. Bangawarra is an Aboriginal owned and operated Connecting with Country Consultancy led by Dr Shannon Foster (Dharawal eora), an ORALRA registered Traditional Owner across the Sydney Basin and Joanne Paterson Kinniburgh (Karyouakou), Dana Marjan, Julia Ramos, Rhiannon Brownbill and Jay Guadalupe (Dharawal and Guarani).

Mo-on mana bangawarra’o’nya; waduguda w; bayaba’o’nya...naba guwany’i’o’nya!

Every time we draw together any assemblage of people, materials or Country, we design and make with and in language together; we remember the ancient stories; we publicly acknowledge the Ancestors and speak language as we work on Country.

The word ‘bangawarra’ is a Dharawal word, as well as a shared word from the local Sydney languages and means to make, to design and to bring about through sustained effort.

At Bangawarra, our shared praxes revolve around the central belief that only when we acknowledge overlooked spatial histories of place and Country can we speculate on more inclusive, culturally rich and sustainable future spaces and places, challenging the erasure of Country and culture from our built environment.

The authors of this document are a team of Indigenous spatial design consultants who have worked together to embed on-Country Aboriginal knowledges into the project. Bangawarra have consulted on aspects of Connecting with Country for the SSDA phase.

We draw on the cultural and intellectual leadership of ORALRA Registered Traditional Owner of Sydney Dr Shannon Foster, whose family has shared the land now known as the Sydney Basin with the other Aboriginal people of the region since time began. Shannon is a Dharawal eora Knowledge Keeper, artist and interdisciplinary creative practitioner with over twenty years of experience

in designing education programs and spaces in prominent Sydney institutions. Shannon’s doctoral research with the Centre for the Advancement of Indigenous Knowledges (UTS) addresses a large gap in site-specific, Sydney-based Aboriginal knowledge, as she documents the stories and knowledges of her family. Shannon has recently been recognized for her work through her appointment to the Government Architect NSW Aboriginal Expert Advisory Panel consulting on the GA NSW Designing with Country Framework document.

With a passion for design practices that counter colonised accounts of place, Jo Paterson Kinniburgh is committed to educating and practicing in a way that is respectful of the Aboriginal (hi)stories, cultures, languages and knowledges of Country. Jo’s family were enslaved under British and French colonisation, and she has brought this standpoint to her experience in architectural practice since 1991 in Aotearoa New Zealand and Sydney. Jo has been the Director of Education for architecture, landscape architecture and interior architecture in the School of Architecture at UTS, where she has been a member of Faculty since 2007. She is currently writing a Ph.D. on the complex, overlooked and overlapping Sydney-specific Aboriginal spatial relations with Country at the Centre for the Advancement of Indigenous Knowledges (UTS).

Bangawarra are uniquely positioned to realise connecting with Country approaches for architecture and urban planning. We bring together on-Country, Aboriginal knowledges, with spatial design expertise in the built environment. We are positive, productive and creative when we work to support our collaborators to achieve their design visions through stories of Country.

Creative Directors



Dr Shannon Foster
Dharawal eora Knowledge Keeper &
ORALRA Registered Traditional Owner
across the Sydney Basin.



Jo Paterson Kinniburgh
Karyouakou

Connecting with Country Co-design Consultants



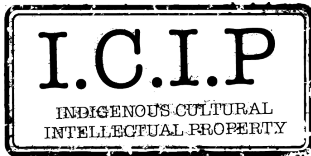
Rhiannon Brownbill



Dana Marjan



Julia Ramos



Australia is a signatory to the United Nations (UN) Declaration on the Rights of Indigenous People. This declaration asserts the rights of Aboriginal and Torres Strait Islander peoples to sovereignty over their own cultural knowledges, which is also known as ‘Indigenous Cultural and Intellectual Property’ (ICIP).

Content of the UN Declaration

Articles 12 & 13 of the UN Declaration on the Rights of Indigenous Peoples include, but are not limited to:

- The right to protect traditional knowledge and sacred cultural material.
- The right to ensure traditional laws and customary obligations are respected.
- The right to control the recording of (including writing about) customs and expressions and language which may be essential to cultural identity, knowledge, skill and teaching Indigenous culture.
- The right to prevent insulting, offensive and misleading uses of knowledges, art and all forms of culture.

Articles 12 & 13 of the UN Declaration on the Rights of Indigenous Peoples also include, but are again not limited to:

- The right to privacy in relation to cultural, religious and spiritual activities.
- “Privacy means controlling access and being able to undertake activities such as our ceremonies without interference. As [Aboriginal and/or Torres Strait Islander] people we can decide who to share our religions and spirituality with.”

Australian Human Rights Commission Community Guide to the UN Declaration.

This 10 Missenden Road Connecting with Country Design Report positions the UN Declaration as fundamental to respectful engagement with Country and immutable for respectful engagement with Aboriginal and Torres Strait Islander peoples.

Which Stories Belong Here?

This document upholds these stated rights for all the peoples of this Country. Each group has the right to express their stories, culture, language and knowledges, and no one group may erase that right for any other group. While the local council currently acknowledges the Gadigal and Wangal people of the Eora nation only, the Office of the Registrar. Aboriginal Land Rights Act (1983) (ORALRA) acknowledges all Aboriginal people who have proven their Traditional Ownership through documented ancestry all the way back to pre, and early, colonisation. In keeping with the UN Declaration on the Rights of Indigenous Peoples, ORALRA does not limit Traditional Ownership to only the groups currently acknowledged by council. One of those ORALRA registered Traditional Owners is an author of this document.

Across the process of developing 10 Missenden Road you will encounter stories that share knowledges of Country associated with Camperdown and surrounding Country. They include a selection of the stories of this place that are openly shared by one of the authors of this document, D'harawal eora Knowledge Keeper and ORALRA registered Traditional Owner, Dr Shannon Foster, whose family include Sydney D'harawal, Eora, Dharug and Gundungurra people. Her Ancestors have kept these knowledges alive across millennia through oral traditions and storytelling. The stories shared are just the starting point. There are other stories, and there are many layers of these stories that have not yet been unpacked in this project.

In keeping with our responsibilities under the UN Declaration on the Rights of Indigenous Peoples, we also acknowledge that there are also other local peoples with knowledges, access and cultural responsibilities here. Each of the Aboriginal groups with connection to this place are guaranteed under the UN Declaration that they have a right to their stories, culture and language, and that right is not removable. Each ground is to be respected for their connection to place and knowledge. **Working with Aboriginal people and stories requires a “Yes, and ...” approach, whereby no one group can ever erase**

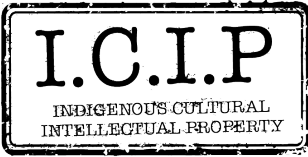
the stories of another group. If a group of Traditional Owners insist on one version and another group of Traditional Owners have a different story, the UN Declaration requires that the multiple versions be held with care together. The authors of this document uphold these rights, and commit to holding multiple stories, and multiple versions of each story, when those are contributed to the project development. This is fundamental to satisfying the intent of the UN Declaration.

Permission to Use Cultural Information

As D'harawal Elder Aunty (Frances) Fran Bodkin Explains:

“... [our] culture is not based on the ownership of tangible things like land and dwellings and possessions, but it does have a very strong sense of ownership of information. That information, particularly in story form, was not traded, but could be given, and given freely, but its ownership [has always been] respected ...”

ICIP In this document or project has not been, and can not ever be, vested or assigned, meaning that what you will read in this document is protected, and does not belong to ISPT, the council, any government authority, or any consultant, designer, artist or reader. To ensure that future uses of this cultural information supports Aboriginal and Torres Strait Islander peoples ways of being and knowing, if you wish to include ANY aspect of the ICIP from this project or document for other documents, websites, reports, plans, presentations or publications, you must first gain specific approval for that use from the people who shared the knowledge, and once that approval is given, you must always acknowledge where the information belongs or who shared it.



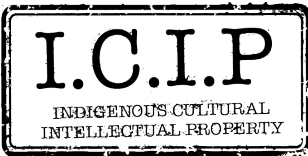
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This 10 Missenden Road Connecting with Country Design Report has been prepared by Bangawarra to accompany a Concept State Significant Development Application (SSDA) for a private hospital and associated ancillary uses located at 10 Missenden Road, Camperdown. The legal description of the site is outlined in Table 1.

Table 1 Legal Description.

Site Address	Title Description
10 Missenden Road, Camperdown NSW 2050	Lot 2 in DP 1124852

For abundant clarity, when referring to **the site** this is reference to the legal property allotment for 10 Missenden Road, Camperdown. Separately, when referring to the **concept development area** this is reference to part of the allotment to which the concept proposal relates.

Introduction

The Concept SSDA seeks development consent for a Concept Proposal for:

Development of a private hospital, including the provision of ancillary health and research uses, ancillary retail and commercial office space and carparking;

A building envelope comprising a stepped building form, with dual setbacks and cantilevered elements which responds to the surrounding heritage and context;

A building envelope which includes:

- Three (3) basement levels to a maximum depth of RL 13;
- Five (5) storey terraced podium with a maximum height of RL 56.4;
- A 10-storey tower, plus roof plant level, with a maximum height of RL 85.5;

The concept proposal anticipates the private hospital

development will provide:

- Vehicular access from Missenden Road;
- 33,253m2 gross floor area;
- A maximum of 264 basement car parking spaces and three (3) ground floor, hospital drop-off parking spaces;
- Associated tree removal and tree transplanting, site landscaping, public art and public domain upgrades within and adjacent to the site.
- Accommodation of approximately 90 ward beds, 26 ICU/CCU beds and 8 Theatre rooms. Additionally, spaces for ancillary uses, such as:
 - Radiology
 - Pathology
 - Clinical suites
 - Research / technology
 - Education
 - Retail food and beverage
 - Pharmacy

This Concept SSDA is being sought pursuant to Division 4.4 of the EP&A Act. No physical works are proposed as part of this Concept SSDA. The Concept SSDA seeks development consent for the proposed concept envelope and private hospital land use only, further detailed design in the submission of staged DAs will determine the exact use and operation of these spaces.

All physical works will be the subject of detailed proposals as part of a future required detailed DA. An indicative reference scheme has been prepared by Architectus which provides a proof of concept that the proposed built form outcome is able to sensitively respond and integrate within the existing heritage fabric of the surrounding sites while accommodating the intended land use operations.

The proposal will provide a private hospital that is co-located to the RPA and supports the broader Camperdown Health, Education and Research Precinct ecosystem by providing for contributory health and life science land uses.

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) dated 5 March 2025 and issued for the SSDA (SSD-79888213).

Executive Summary



The Site

The site is located at 10 Missenden Road, Camperdown, within the Sydney Local Government Area (LGA). The site is legally described below:

Lot	Address	Site Area
Lot 2 in DP 1124852	10 Missenden Road, Camperdown	4.79ha

For abundant clarity, when referring to **the site** this is reference to the legal property allotment for 10 Missenden Road, Camperdown. Separately, when referring to the **concept development area** this is reference to part of the allotment to which the concept proposal relates.

The concept development area comprises 7,329m². The bulk of the concept development area is currently comprised of at-grade, outdoor carparking (public paid car park) with scattered tree plantings and a driveway/access point from Missenden Road. At the south-west corner, fronting Missenden Road, is a single-storey retail building, known as the Benning Building, which current accommodates three retail tenancies, a post-office, a “7/11” convenience store and an office.

The concept development area has a prevailing topography characterised by a moderate slope from Missenden Road to the east of the concept development area located along John Hopkins Drive.

The concept development area is located within the Camperdown Health, Education and Research Precinct (CHERP), which contains a mixture of healthcare services, medical research and education institutions. Surrounding land uses include the Royal Prince Alfred Hospital (RPAH), University of Sydney and ancillary student accommodation, and mixed-use buildings comprising commercial and residential activity.

St Johns College is identified under the Sydney Local Environmental Plan 2012 (SLEP 2012) as a local heritage item (no. 67). The concept development area has been

assessed as having medium to low archaeological significance, with a potential for Aboriginal archaeological materials to be present in the area. However, it is noted by the St Johns College Conservation Management Plan 2020 that based on the level of continued site disturbance, it is highly unlikely that any deposits or materials would be in situ or undisturbed. The concept development area is also situated within the “University of Sydney” Heritage Conservation Area, which is listed under the SLEP 2012 (C5), and is within the curtilage of the State Heritage Register listing for the Sydney University campus (SHR #01974). Further, the concept development area is located in proximity to the “Admission Block” and “Victoria & Albert Pavilions” of the RPAH to the south of the area, which are listed on the state heritage register (listing numbers 00830 and 00829, respectively).

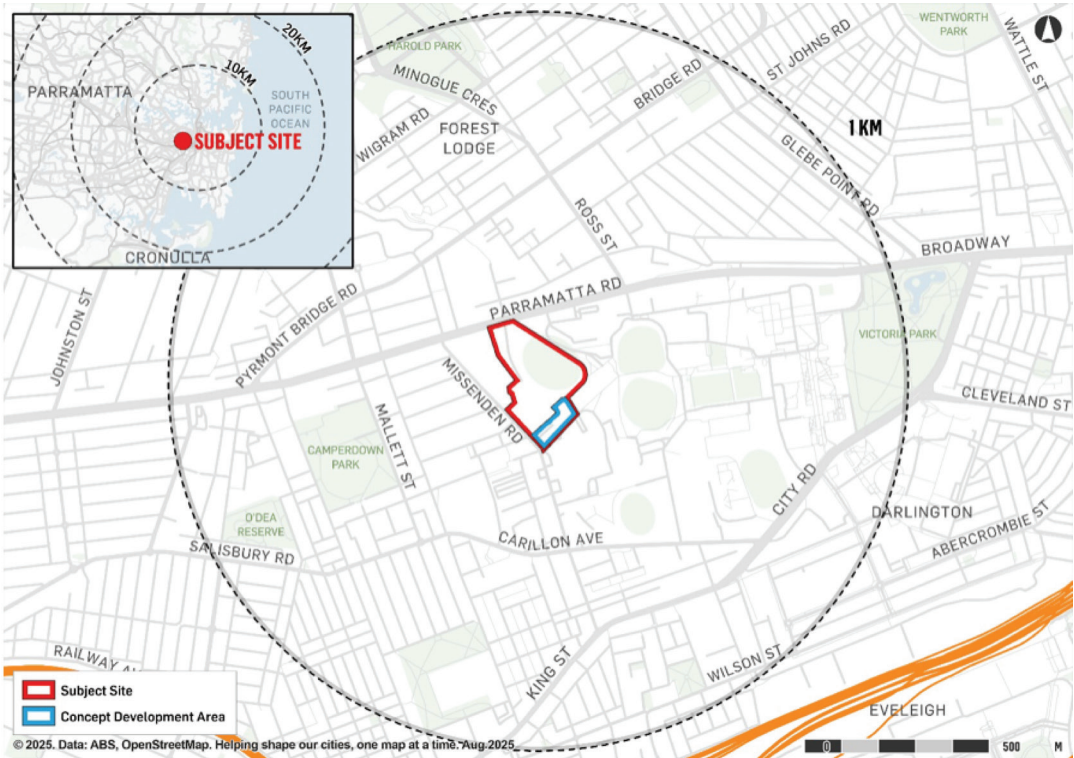
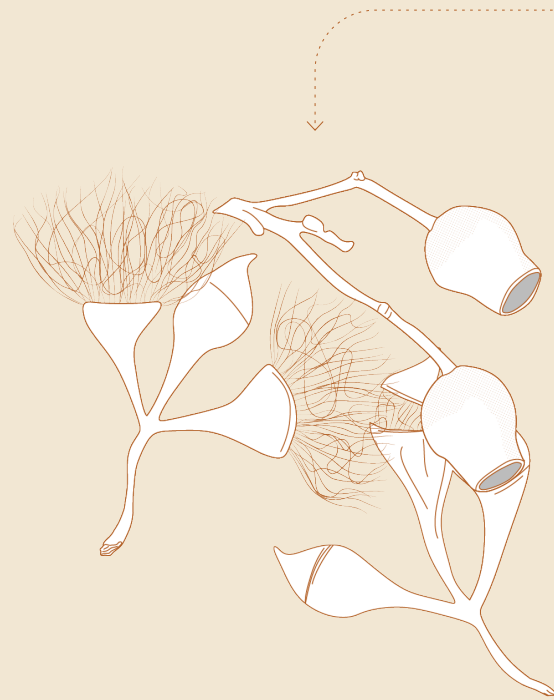


Figure 1 Location Plan, Source: Urbis Spatial, 2025

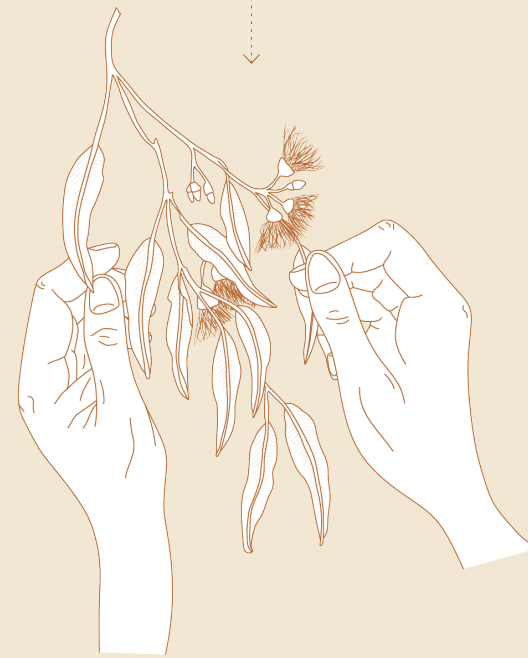


Figure 2 Aerial Photo, Source: Urbis Spatial, 2025

Connecting with Country Vision



Healing Country



Healing People



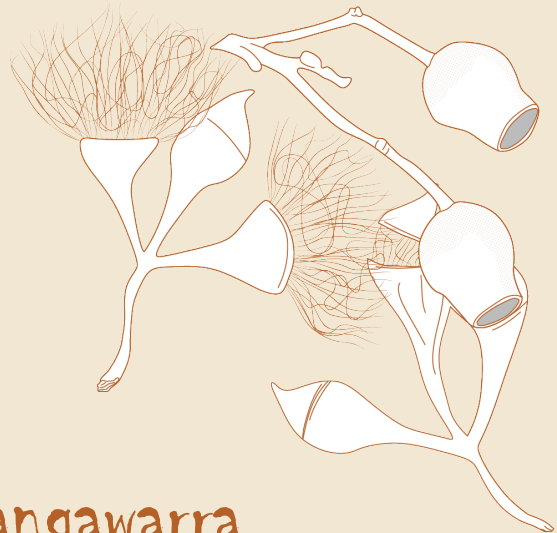
Healing Communities

Designing with Country Outcomes

01

Healing Country

Connecting with Country Design Principles



Complete Ecologies

Creating complete ecologies



Canopy cover and drip line over garden bed below, to allow for water soaking and balanced ecosystems.

Protect roots of existing trees.

Permeable surface under drip line.

Complete loops of ecological systems and biodiversity, including habitat and nourishment - including bees, birds, insects, possums, reptiles

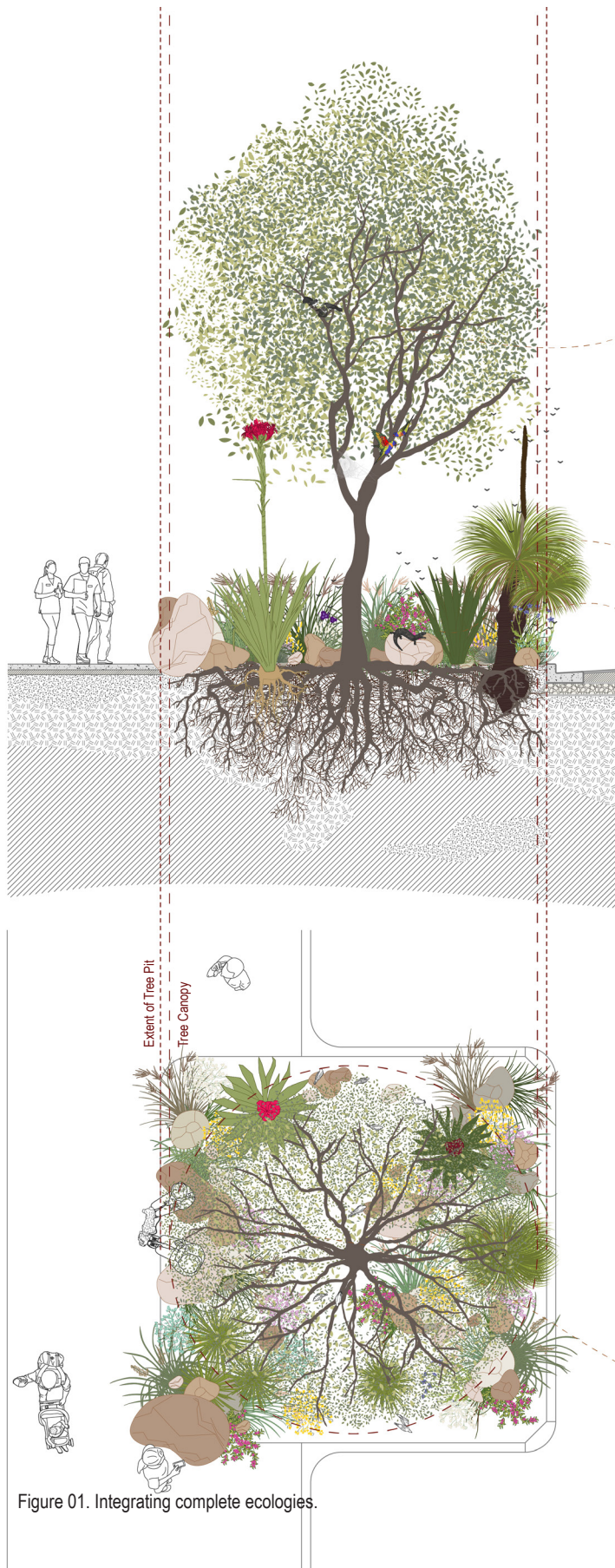
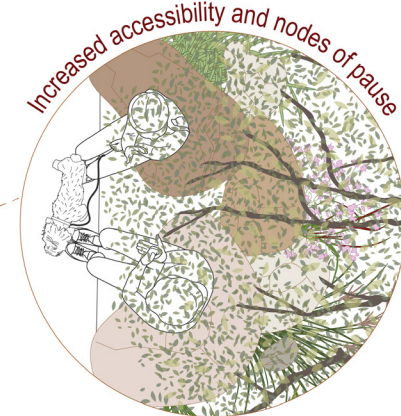
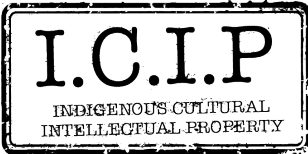


Figure 01. Integrating complete ecologies.



Complete Ecologies

Potential implications of not creating complete ecologies



Do not use a ‘tree in a hole’ in the paving, which makes it more likely the tree will come down.

Permeable surface under drip line.

Protect roots of existing trees to ensure the structural integrity of the tree is not undermined.

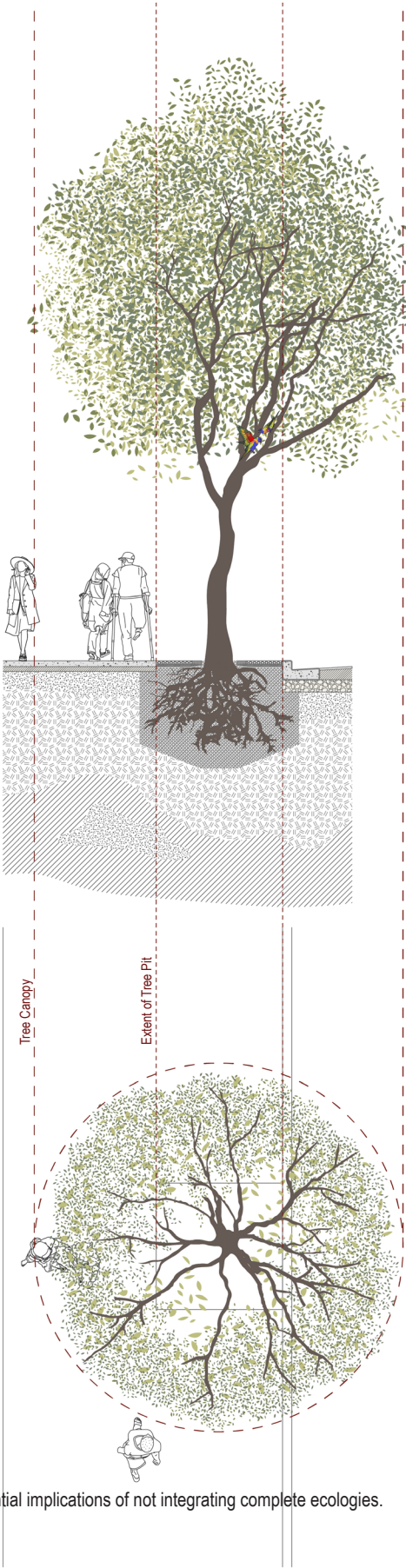
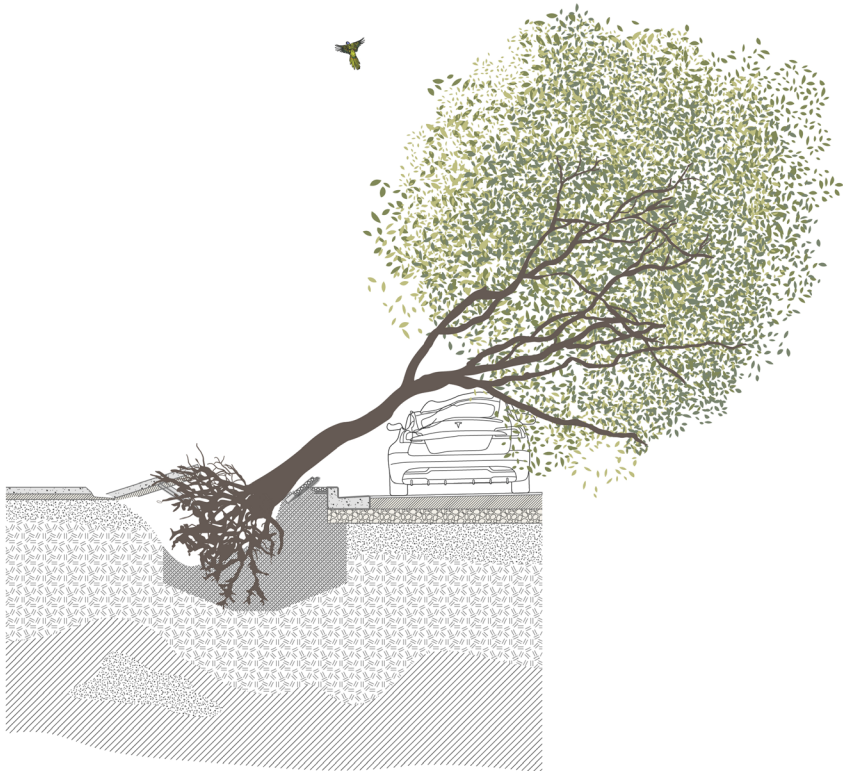


Figure 02. Potential implications of not integrating complete ecologies.





Eucalyptus flowers.



Established hollows.



Angophora leaves.



Small bird nest within eucalyptus branches.



Figure 03. Sites with existing ecologies.

Sites with existing ecologies

High priority trees to protect: large established trees; active habitat trees; trees with sign of past inhabitation; trees with hollows and developing hollows; healthy trees with an high expected life span; culturally modified trees; locally native trees.

Relocated trees must be kept in close connection to the Concept Development Area (not relocated to distant sites)

Reuse the timbers and barks of destroyed trees for habitat creation in remaining tress, and for use as building materials or interior design elements.

- Legend
- Concept Development Area extent
 - Where possible significant trees to be protected in situ.
 - The relocation of significant trees to new locations (as close as possible to the original location) is supported only if maintaining them in situ is not practicable.
 - Small and/or unhealthy trees
 - Non-native trees (with minimal ecological value)

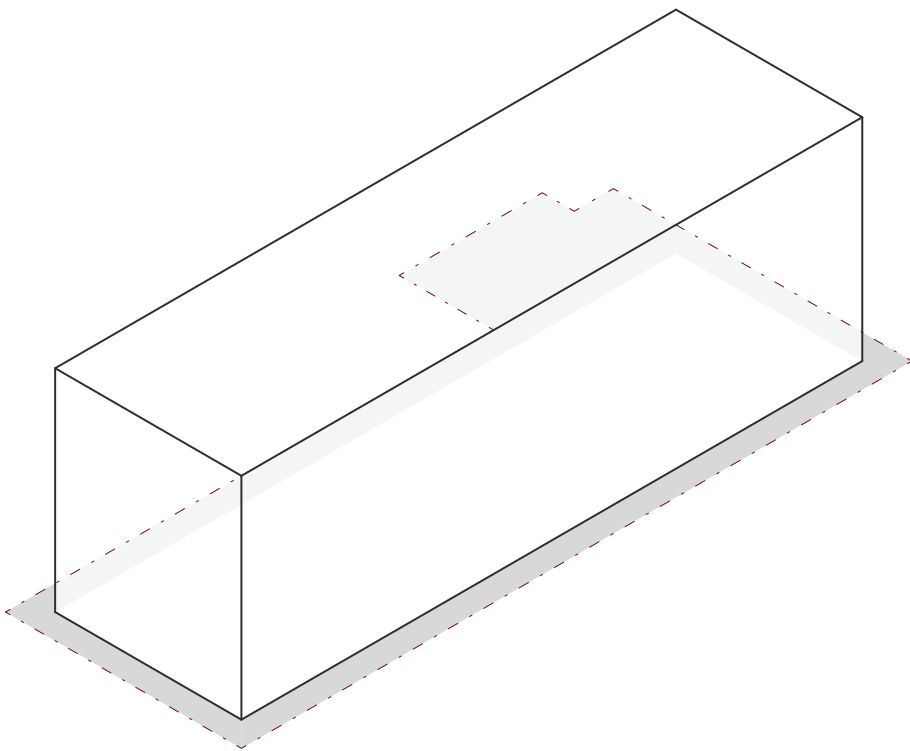


Figure 04. Business-as-usual development approach.

Business-as-usual development approach

A business-as-usual approach to development has not historically considered the existing ecologies in place and applies the maximum building mass/GFA complying only with minimum development controls (such as minimum setbacks).

The proposal for 10 Missenden Road does not seek this to apply the greedy maximisation of the Concept Development Area and instead takes into account the Connecting with Country advice.

- Legend
- Concept Development Area extent
 - Building mass, designed unresponsive to existing ecologies of Country
 - Minimum building setbacks applied

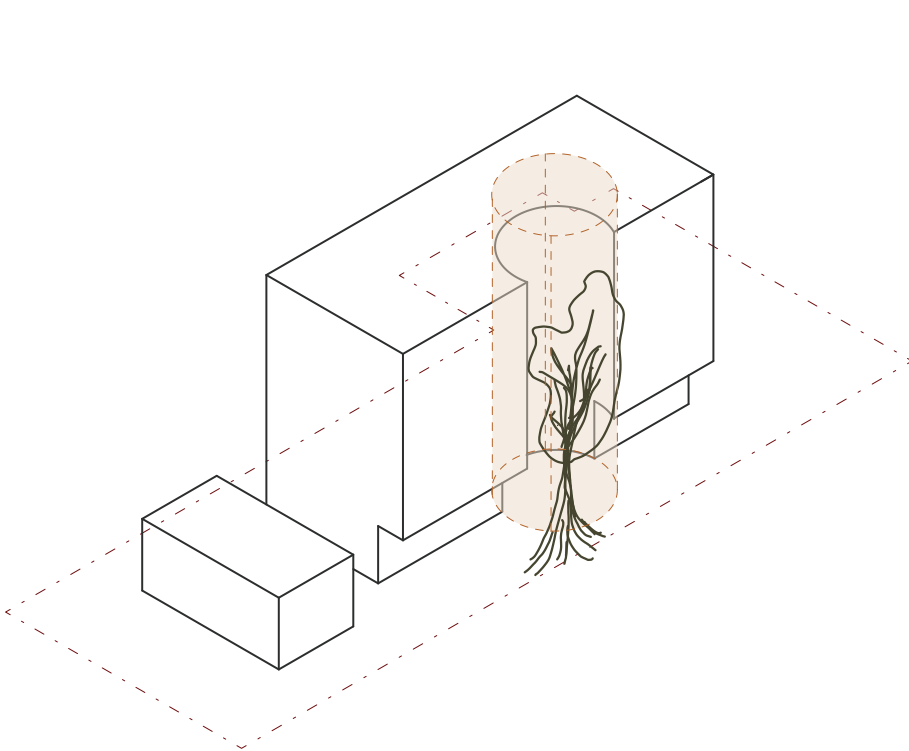


Figure 05. Connecting with Country development approach.

Connecting with Country development approach

The future architectural design has the capacity to modulate the facade and articulate the architecture to draw connections to Country into the building. The curved recess shown above speaks to the capacity to respond to existing significant street trees or new transplants.

- Legend
- Concept Development Area extent
 - Building mass, designed with considerations of Country and existing ecologies
 - Central void, atrium or other space providing future opportunities draw Country up through the building and protect ecologies
 - Significant trees to be protected in situ where practicable or feasible

Proposed Solution - trees relocated on site close to original location

This solution can satisfy objectives outlined within the GA NSW Connecting with Country Framework as long as the trees remain in close proximity to the Concept Development Area.

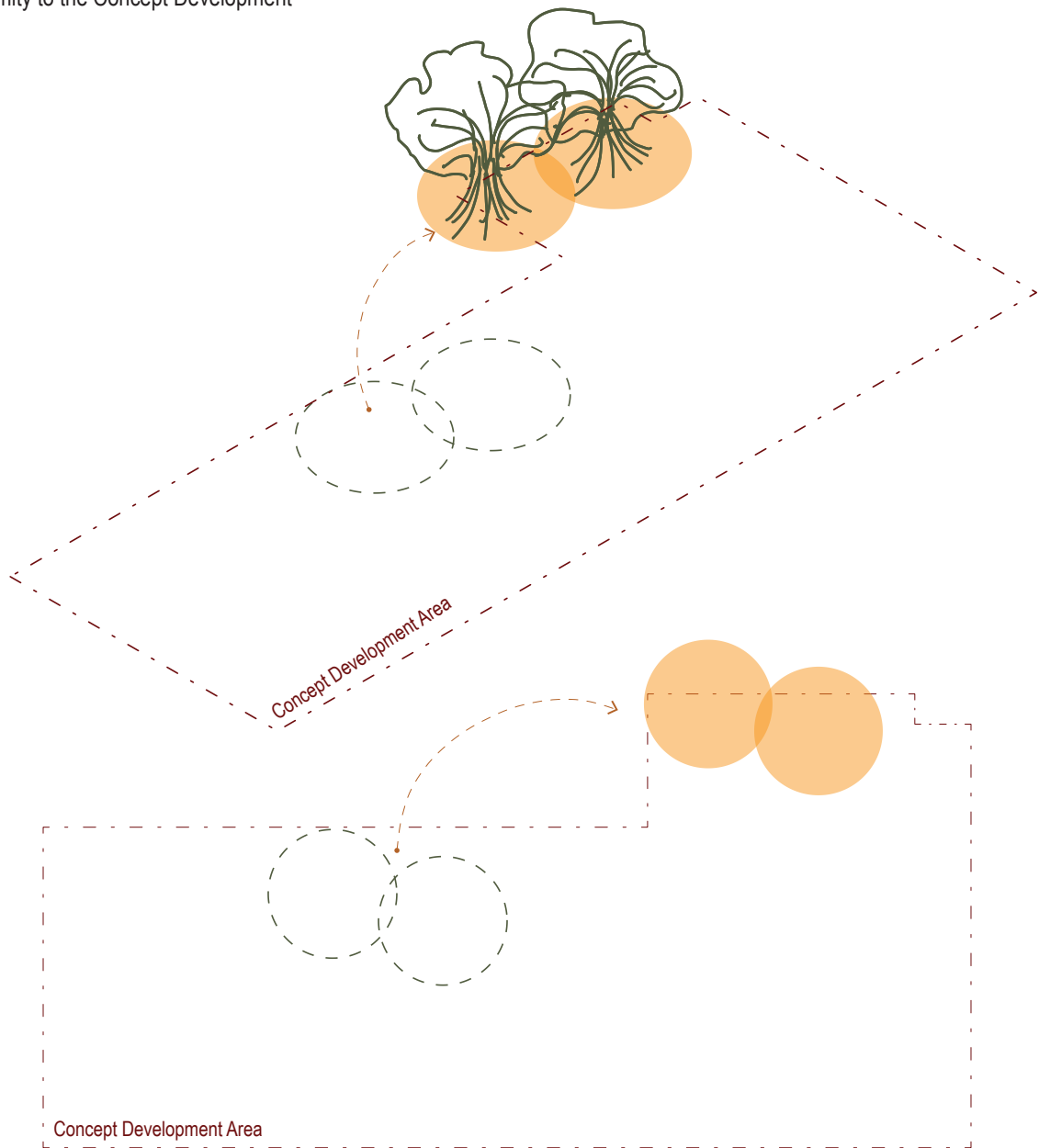


Figure 06. Preferred transplantation strategy.

Preferred strategy - trees remaining undisturbed

The overarching goal of Connecting with Country is to leave Country undisturbed as much as possible. This includes maintaining native trees in situ.

However in complex development contexts this can create unfeasible building designs that can sometimes cause harm to the ecologies they seek to protect.

Within these unique circumstances other solutions can be found that protect ecologies and provide contemporary opportunities to share stories and other expressions of Country.

- Legend
- Concept Development Area extent
 - Preferred tree location

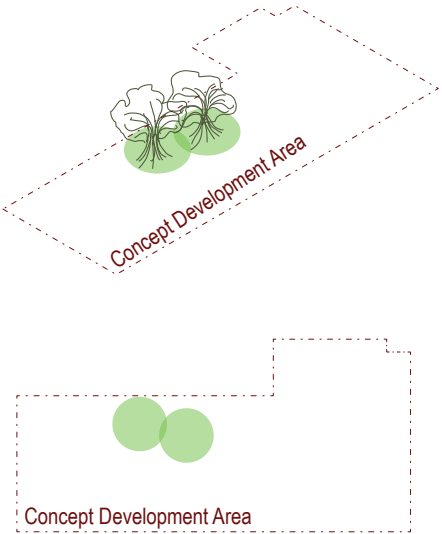


Figure 07. Sites with existing trees, with high success rates with transplantation

Least favourable strategy - trees relocated to site away from original location

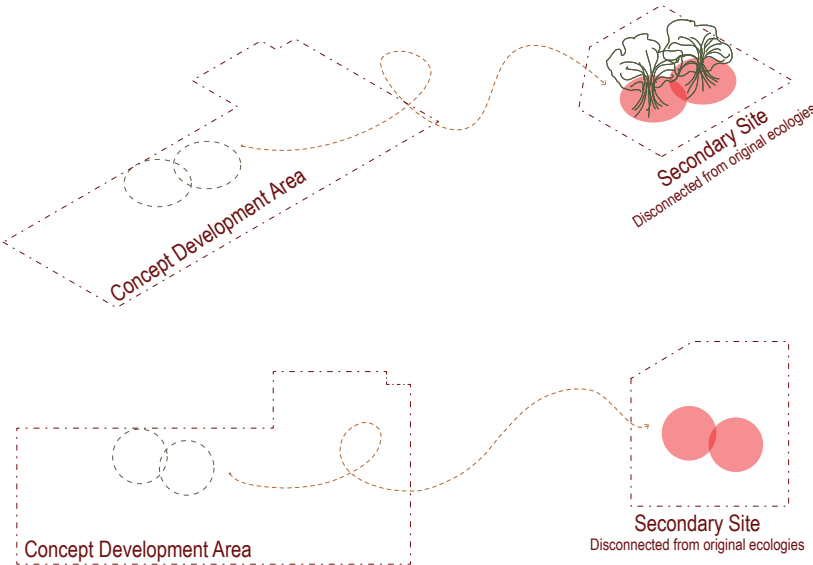
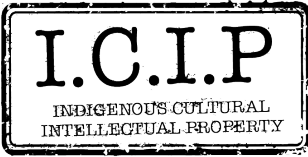


Figure 08. Unfavoured transplantation strategy.

Figs & Violets

Companion planting of fig trees and native violet ground cover creates a comfortable and inviting environment that connects the earth to the canopy and Sky Country.



Fresh figs.



Fig sapling growing from a sandstone crevice.



Native violets form a unique under-canopy forest floor environment that is low-maintenance, hardy and trafficable.



Native violet ground cover.

Recycling Materials

Allowing materials to remain on Country

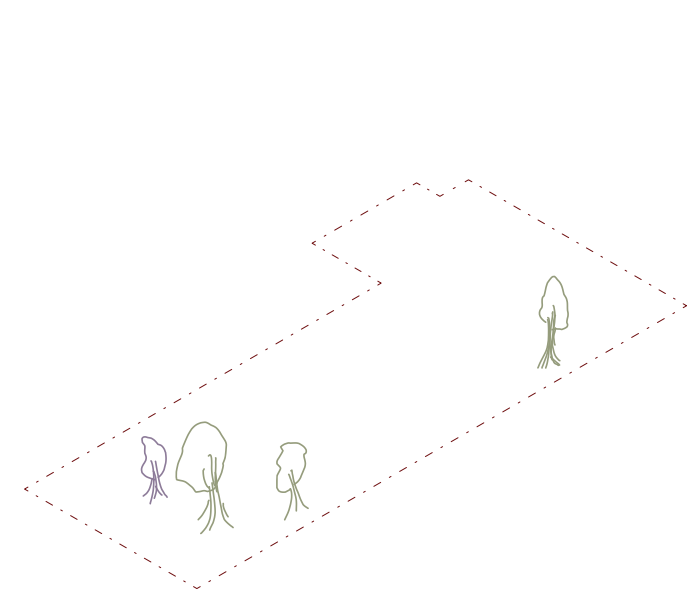
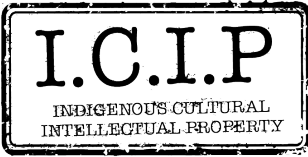
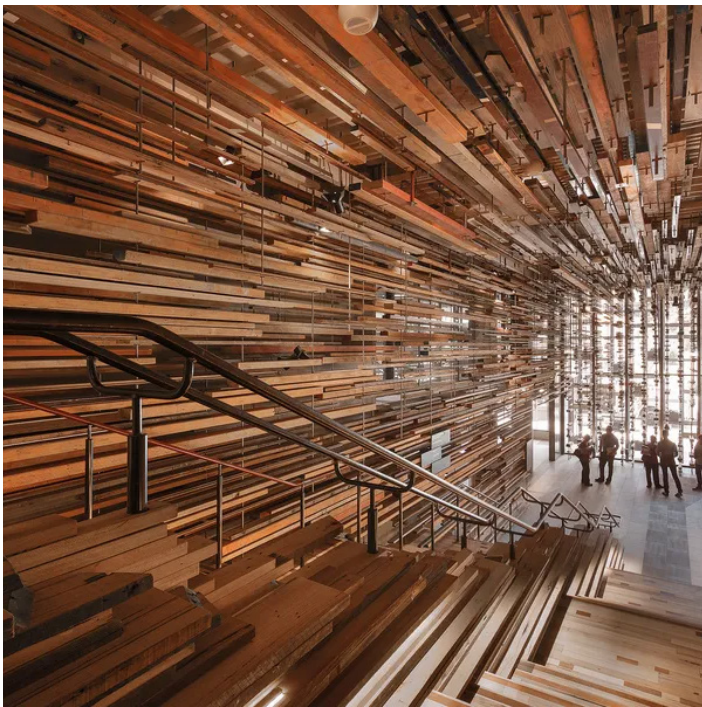


Figure 09. Trees removed from Country for development.

Recycling materials removed from Country



Hotel Hotel, Nishi Building, image from John Gollings.

Interior design installations



The Beach at Expedia Group, image from Marion Brenner.

Public art and furniture



Hollow log possum box, image AC Trees and Gardens.

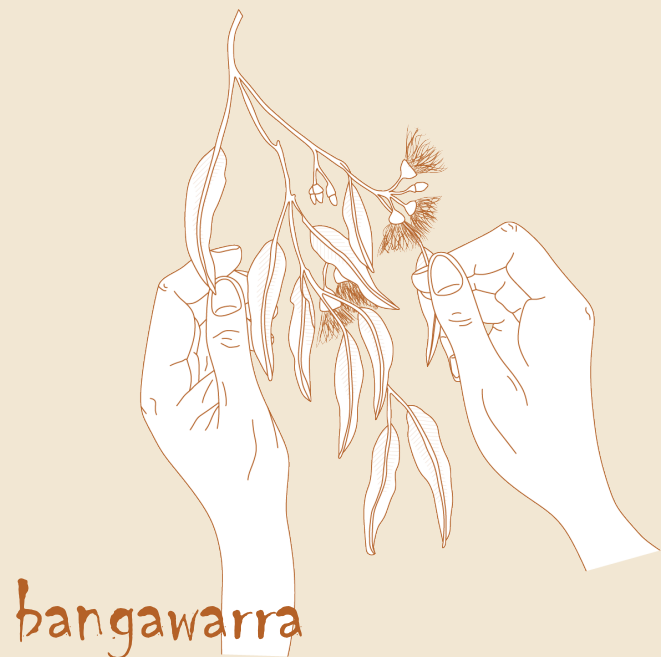
Repurposed for habitat and integrated into landscape

- Legend
- Concept Development Area extent
 - Small and/or unhealthy trees
 - Non-native trees (with minimal ecological value)

02

Healing People

Connecting with Country Design Principles





Freshwater stream along sandstone bed.



Expression water, Joynton Avenue Creative Centre.



Rock sediments collecting with water feature at Joynton Avenue Creative Centre.



Rocks and sediments settled within freshwater creek.

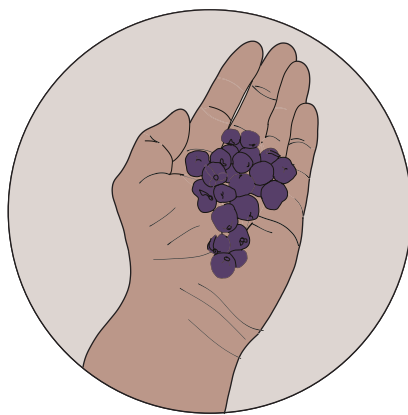
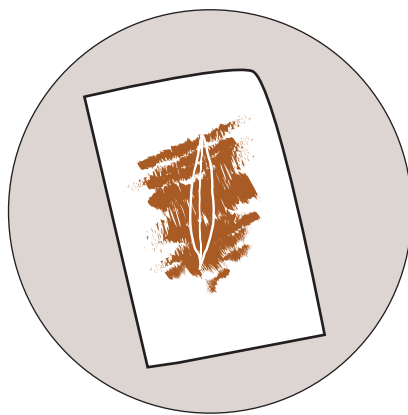
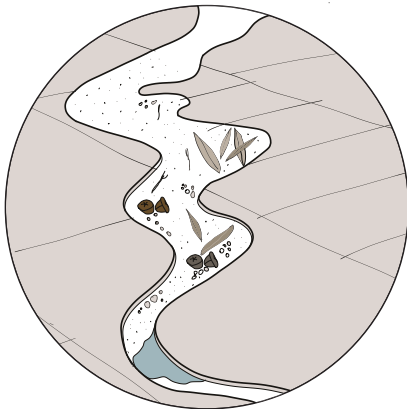
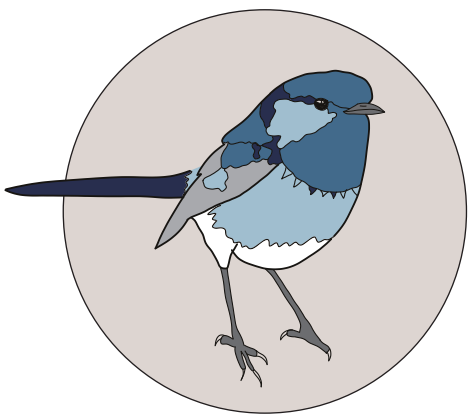


Figure 11. Reflecting freshwater through water sensitive urban design strategies.

Dancing Grasses

Reflecting the movement of water through planting strategies



Dianella



Lomandra



Australian Bluebell.



Kangaroo Grass.

Connecting Indoor and Outdoor Spaces

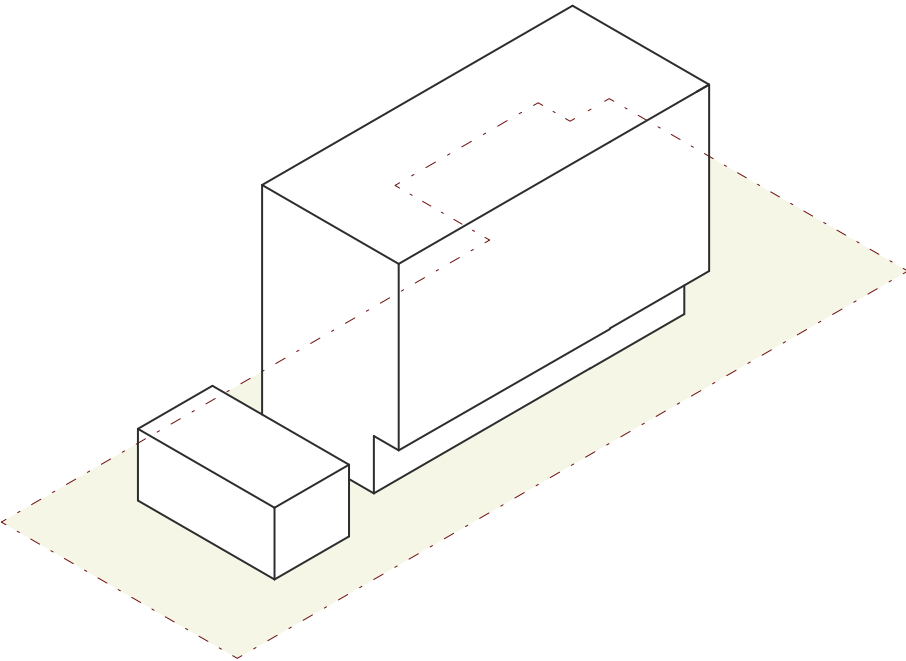
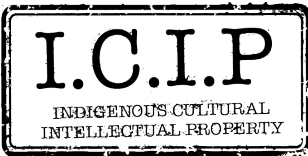


Figure 12. Ground plane and urban realm interfaces.

Active and fine grain ground plane

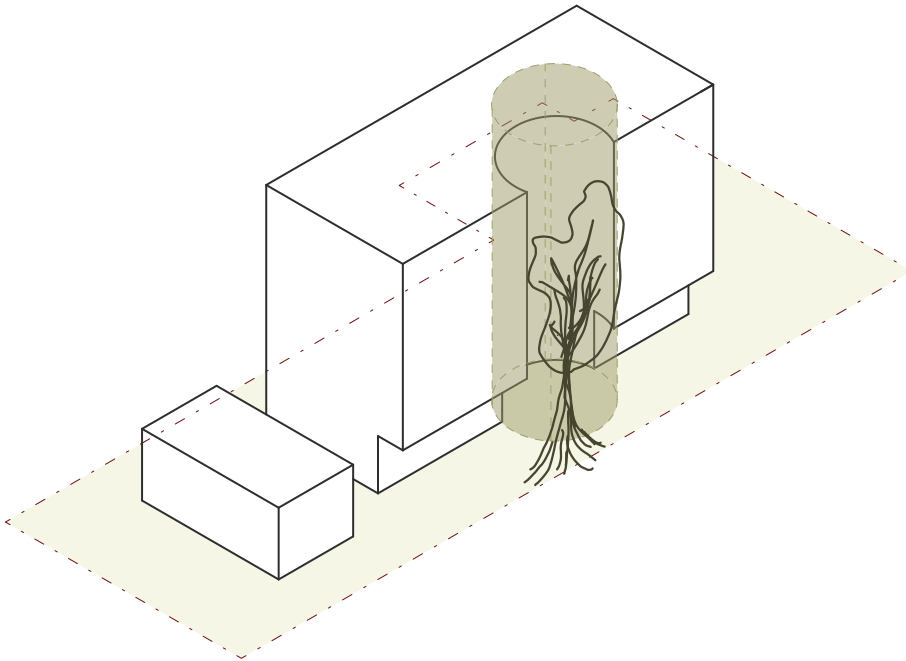


Figure 13. Creating voids and courtyards.

Voids and courtyards drawing Country up through building forms

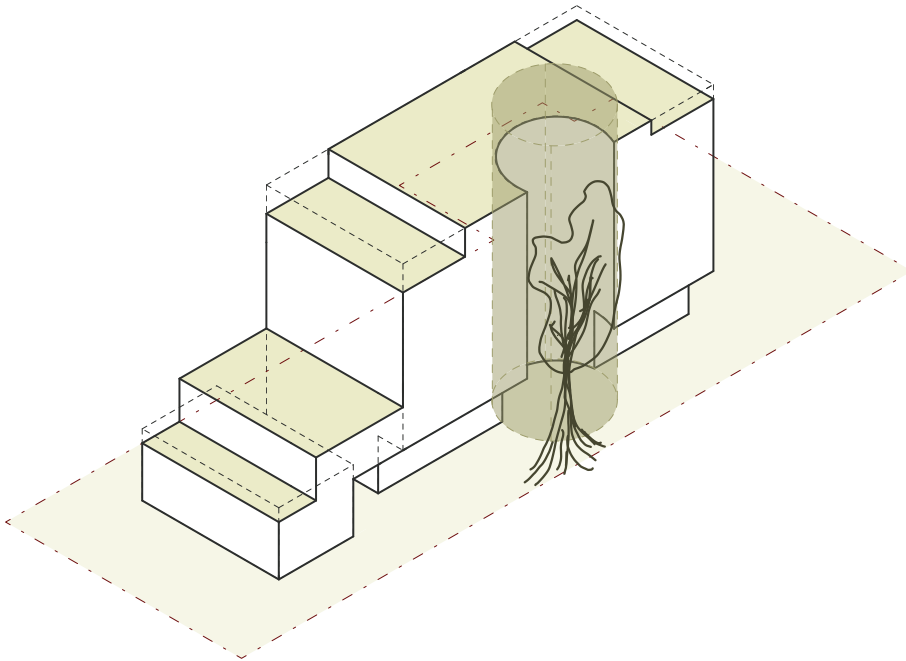


Figure 14. Stepped building forms creating rooftop gardens and elevated public spaces

Stepped forms creating opportunities for rooftop gardens and elevated public space

- Legend
- Concept Development Area extent
 - Building mass
 - Ground plane activation connecting indoor and outdoor spaces

- Legend
- Concept Development Area extent
 - Building mass
 - Ground plane activation connecting indoor and outdoor spaces
 - Central void, atrium or other space providing future opportunities draw Country up through the building and protect ecologies

- Legend
- Concept Development Area extent
 - Building mass
 - Ground plane activation connecting indoor and outdoor spaces
 - Central void, atrium or other space providing future opportunities draw Country up through the building and protect ecologies
 - Green roof top terraces introduced through stepped building forms and masses

Outdoor Waiting Areas

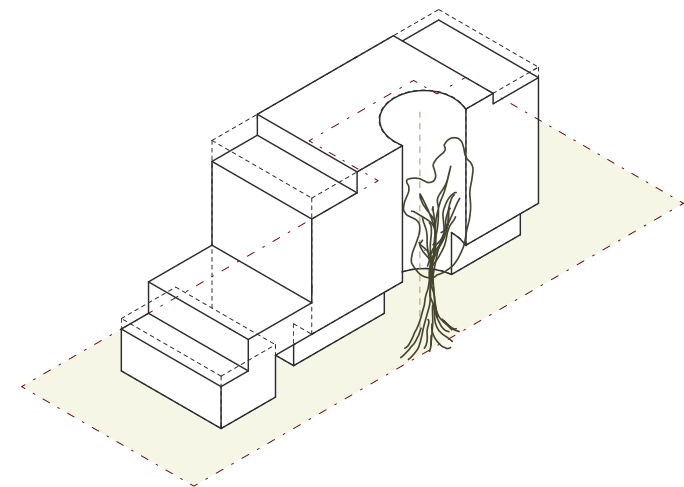


Figure 15. Ground Plane, outdoor waiting spaces.

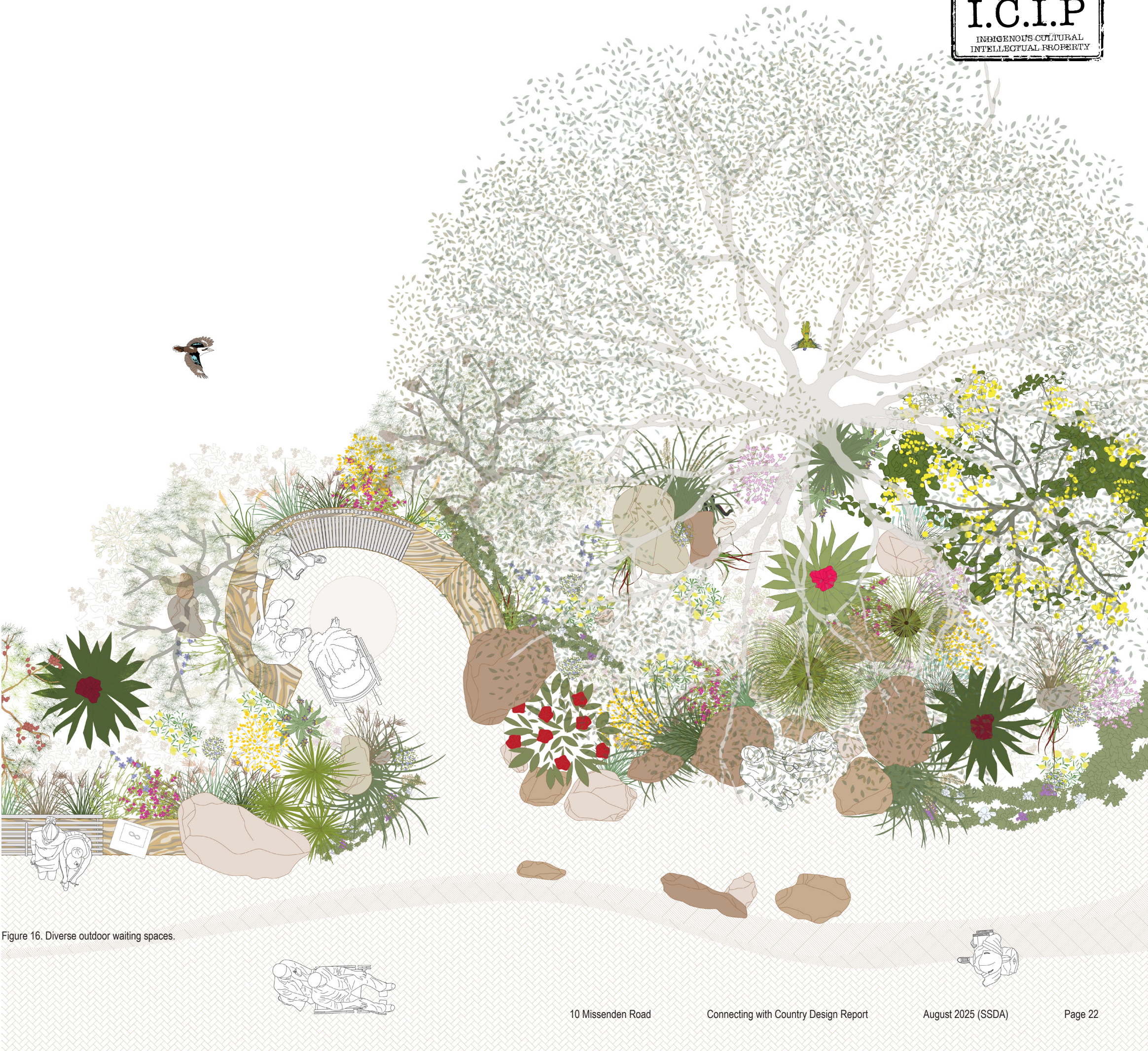


Figure 16. Diverse outdoor waiting spaces.

Views

Sitting amongst the canopy

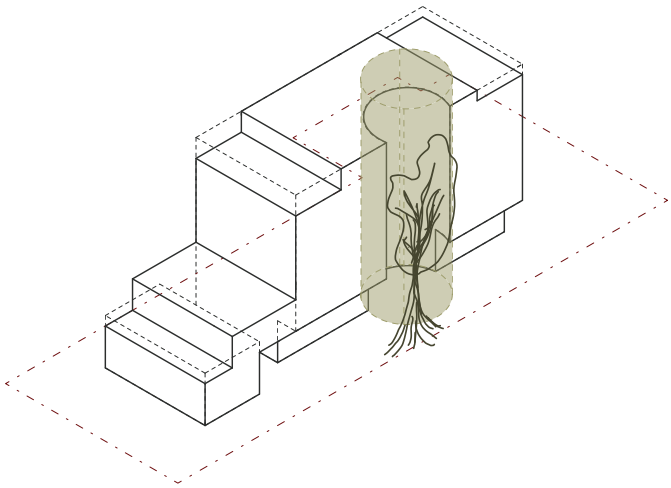


Figure 17. Spatial interfaces with courtyards that protect established trees.

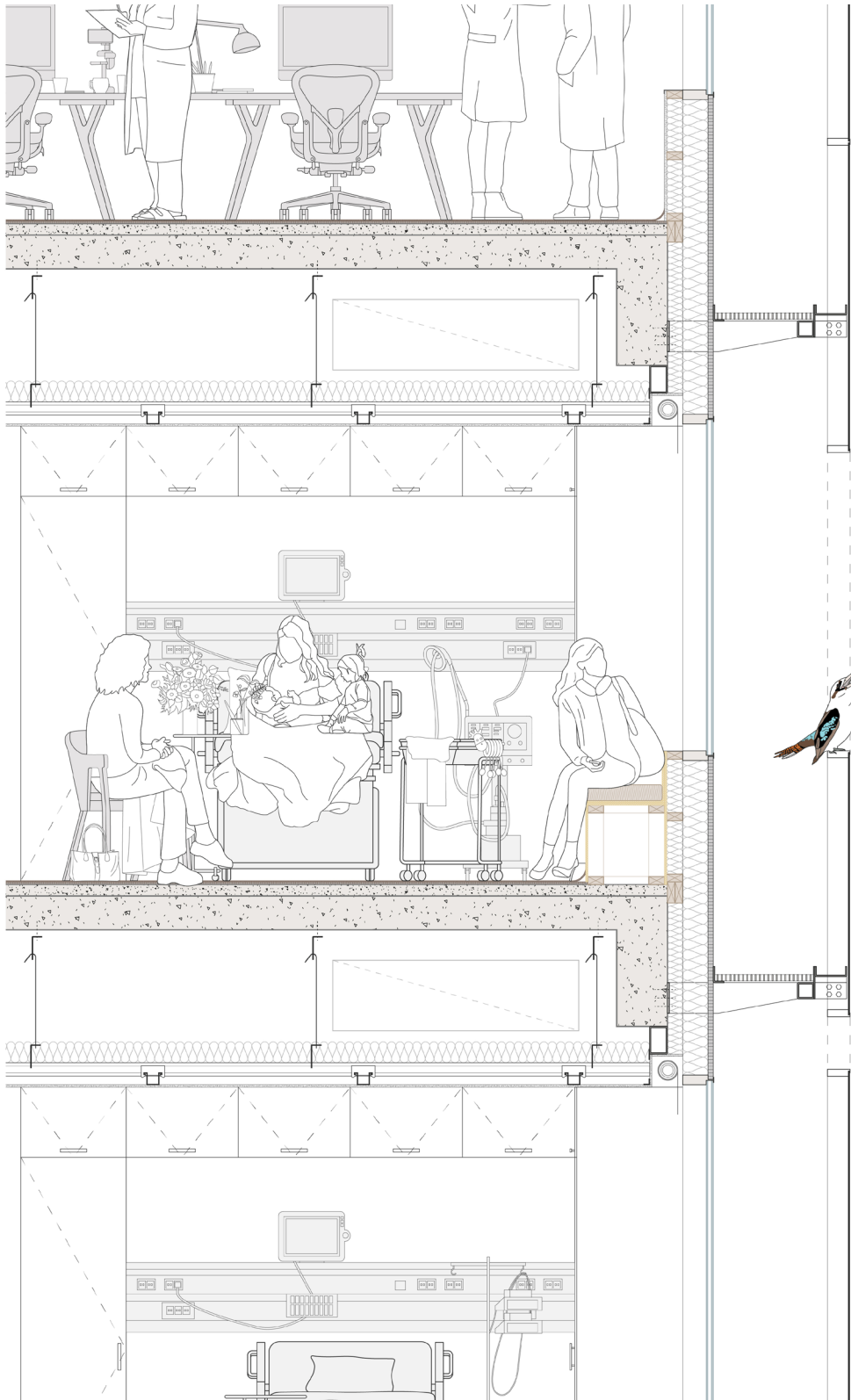


Figure 18. Connecting with canopy ecologies through courtyards and voids.



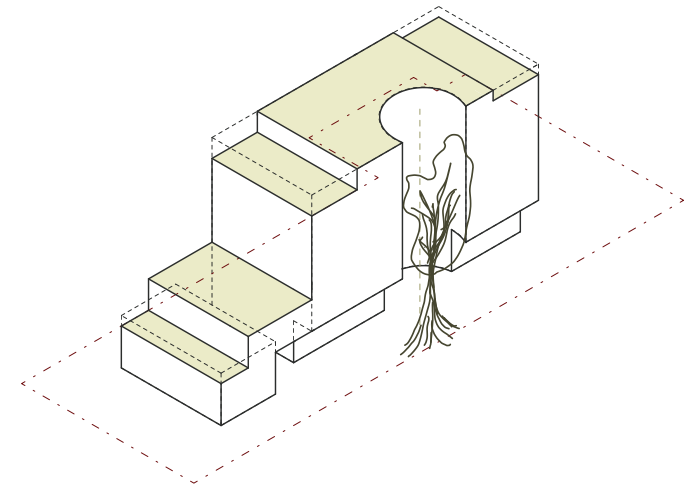


Figure 19. Spatial interfaces with rooftop terraces and elevated public space.



Figure 20. Creating elevated complete ecologies.

Climbers & Draping Plants



Casuarina 'Cousin It'.



Wonga Wonga Vine



Happy Wanderer

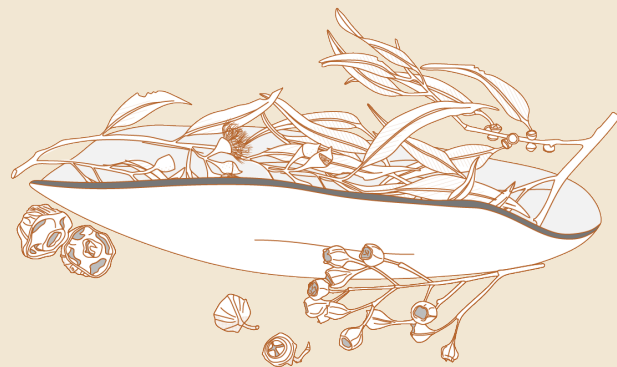


Wombat Berry, image from Coolum Native Nursery.

03

Healing Communities

Connecting with Country Design Principles



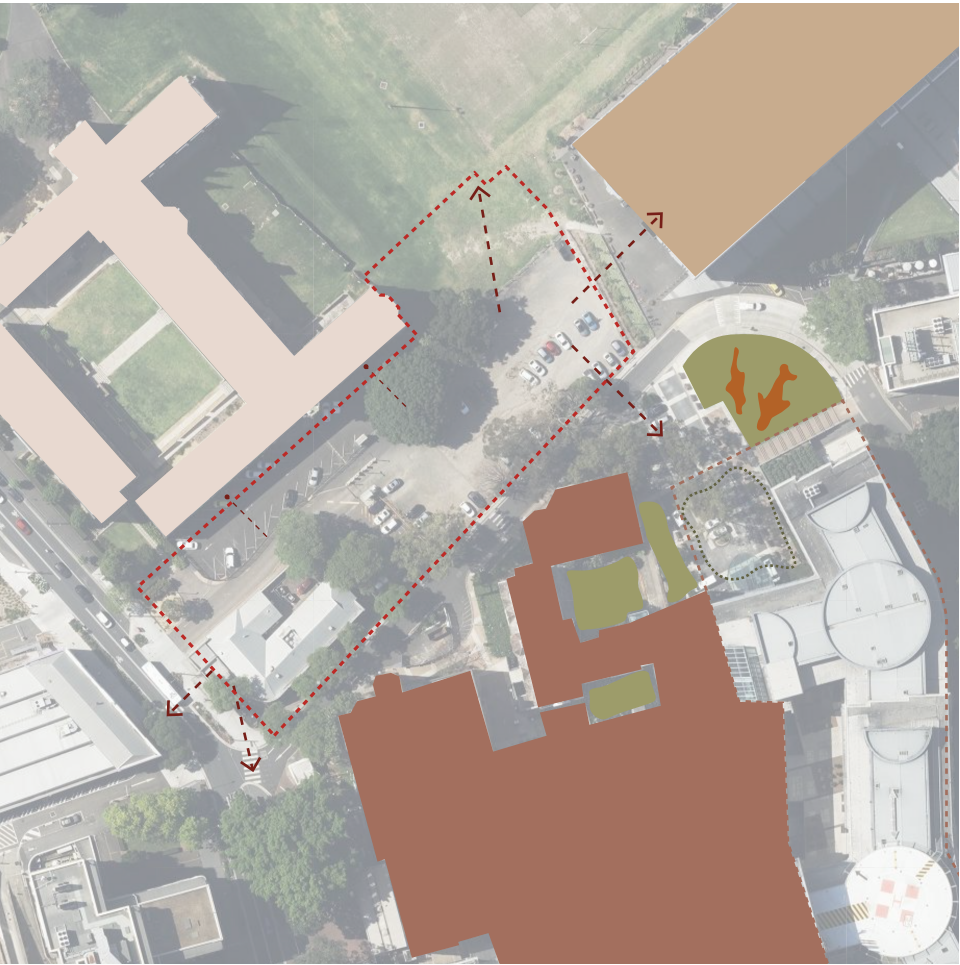


Figure 21. Local connection ç for 10 Missenden Road.

Local Community Context

- Legend
- St John's College
 - Heritage sandstone facade interface with St John's College
 - Charlie Perkins Centre
 - Royal Prince Alfred Hospital (RPA)
 - Existing Connecting with Country Artwork installation (RPA)
 - Existing care courtyards and green space (RPA)
 - RPA redevelopment (under construction)
 - Potential future elevated garden (RPA redevelopment)
 - Important pedestrian interface



Figure 22. Precinct connection priorities for 10 Missenden Road.

Precinct Context

- Legend
- Historic path of Orphan School Creek (indicative only)
 - Missenden Road
 - Existing ecological nodes
 - Existing ecological corridor



Figure 23. Ecological connection priorities for 10 Missenden Road.

Ecological Context

- Legend
- 10 Missenden Road
 - Parramatta Road (historical path)
 - Local water bodies
 - Historic shoreline of Blackwattle Bay (indicative only)
 - Historic path of Blackwattle creek (and tributaries). (Indicative only.)
 - Historic freshwater springs
 - Bontany Sands Aquifer



Gynea Lily.



Sydney Black Wattle.



Flannel Flower.



Lilly Pilly.

Pollinator Corridors

Connecting to B&B (Bird and Bee) Highways



Native bee hotels within colourful wildflower gardens.



Blue banded bee, image from Vengolis via WikiCommons.



Sweat Bees (Tetragonula), image from Duttons Native Bees.



Native stingless bee hive, image from Sydney Stingless Bees



Figure 25. Existing pollinating nodes within the vicinity of St John's College.

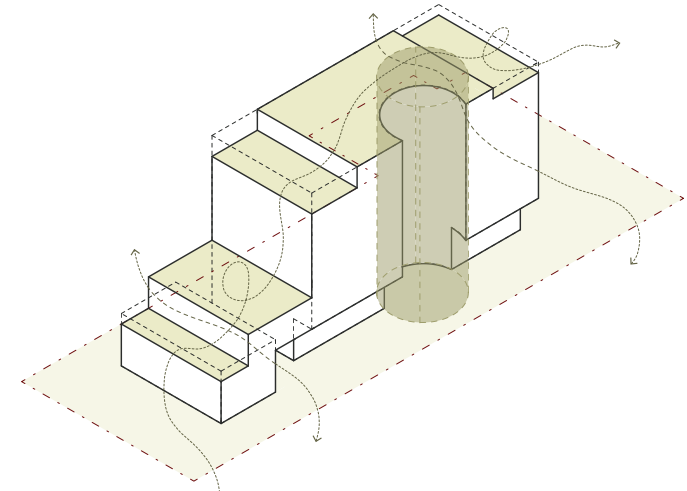
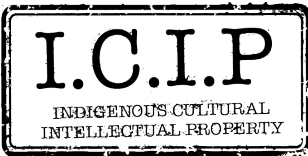


Figure 24. Contributing to local pollinator corridor across sites.

Pollinator Species



Bankias.



Grevillias.



Croweas.



Chamomile Sunray.

Diverse Gathering Spaces

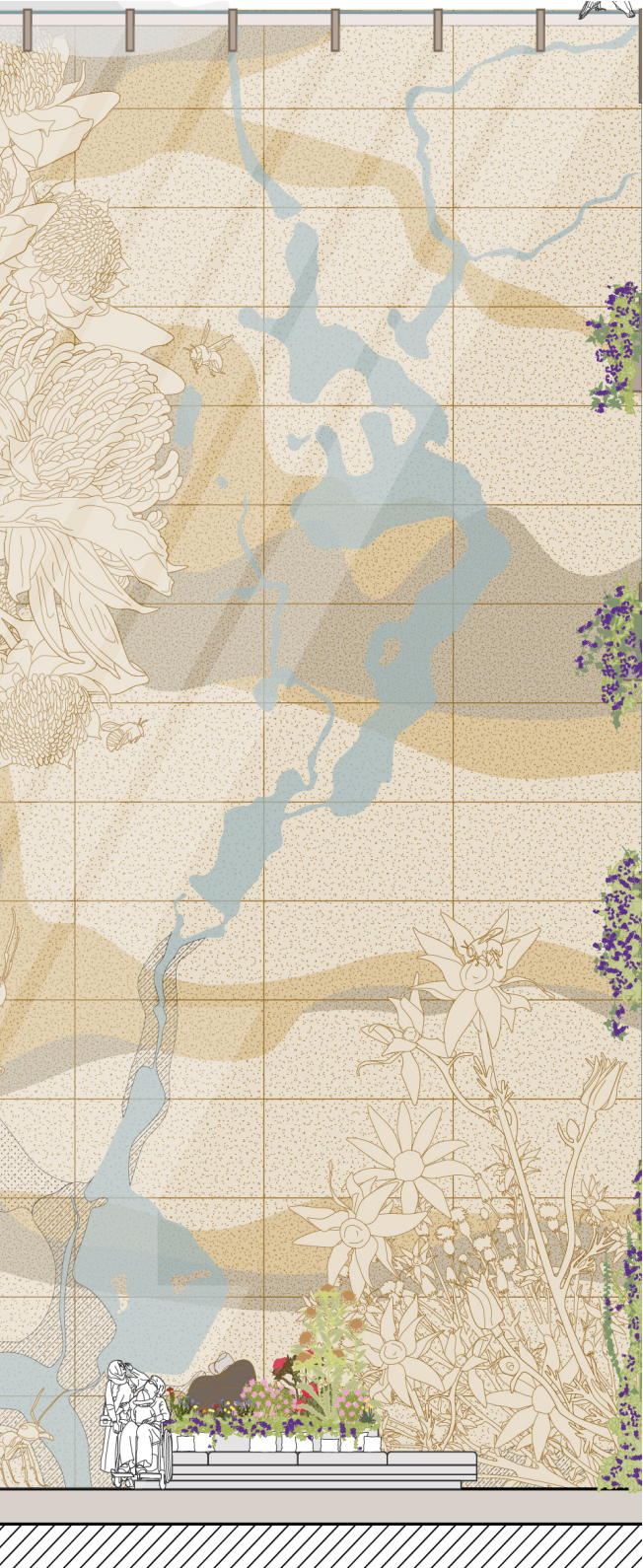


Figure 26. Atrium can reflect stories of Country through art articulating the many different layers of Country.



Figure 27. Outdoor gathering spaces with textural designs in ground plane.

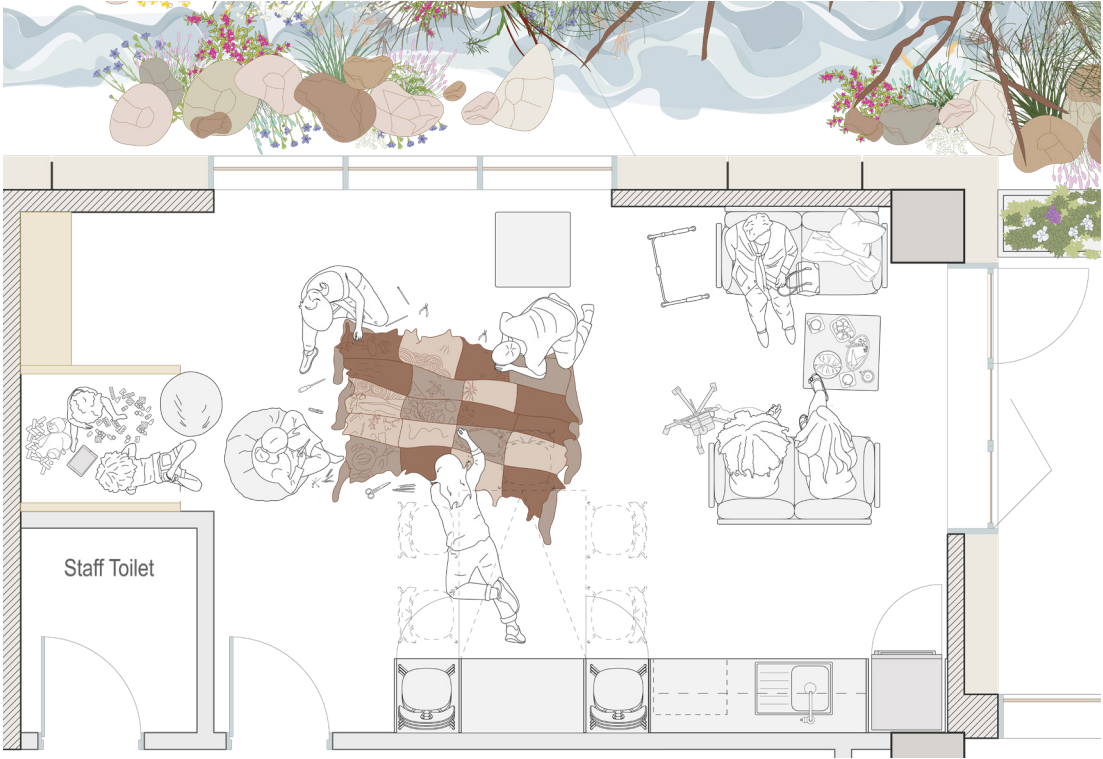


Figure 28. Potential Aboriginal community space.



Figure 29. Potential children's play space.

Generous Forecourts

Holding space for gathering, community and Country.
Creating safer spaces that mitigate threshold anxiety.

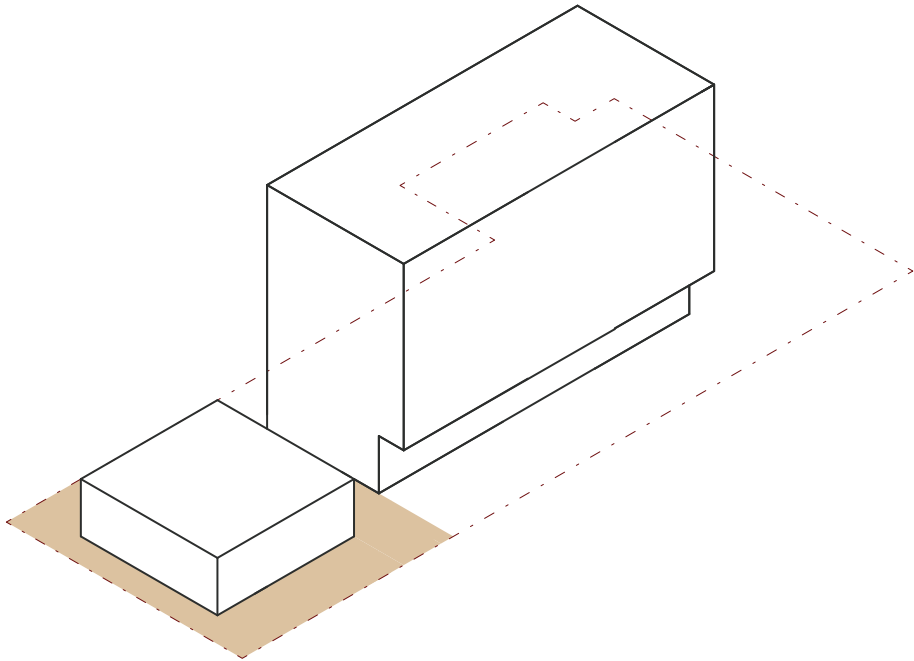
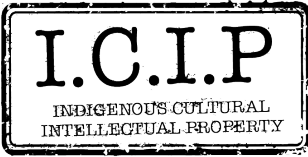


Figure 30. Minimum set backs.

Minimum setbacks

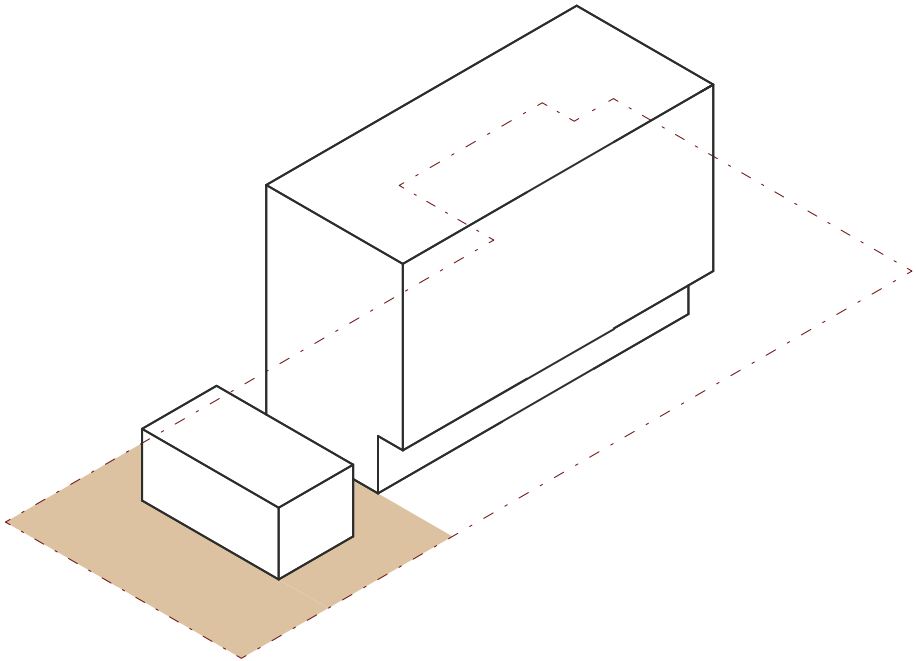


Figure 31. Creating generous forecourts.

Generous forecourts

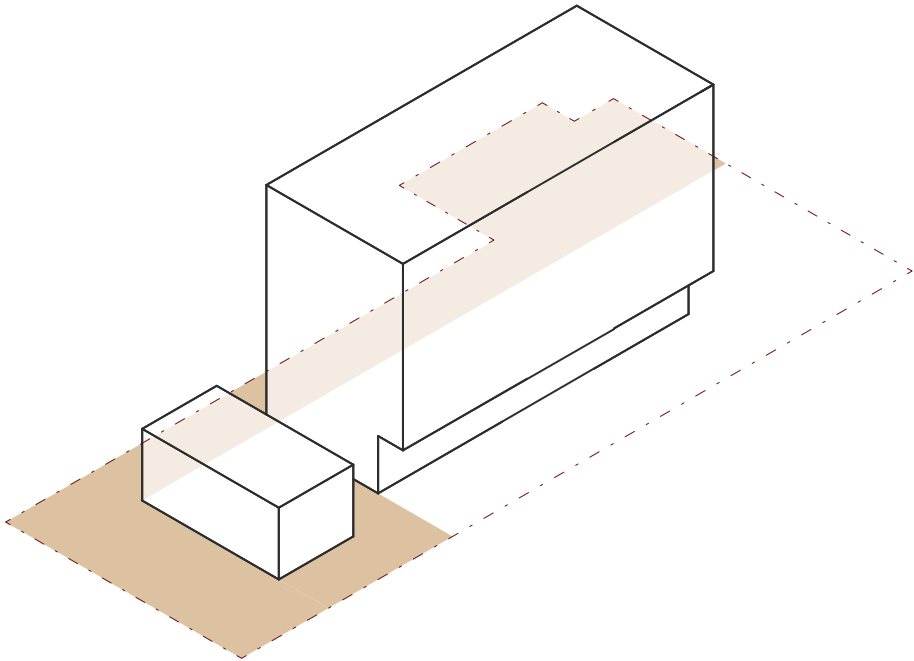


Figure 32. Extending forecourts along building setbacks

Extended forecourts - proposal

By integrating an extended forecourt along Missenden Road, the proposal protects space to celebrate and centre Country within this highly trafficked area.

The integration of locally native planting and future architectural, public domain and public art strategies can ensure this extended forecourt becomes a key element that achieves the ambitions and objectives outlined within the GA NSW Connecting with Country Framework.

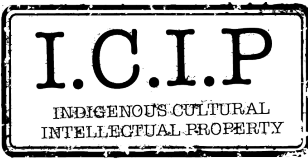
- Legend
- Concept Development Area extent
 - Building mass with minimum
 - Reduced forecourt

- Legend
- Concept Development Area extent
 - Building mass with generous setback
 - Extended forecourt provided by setback

- Legend
- Concept Development Area extent
 - Building mass with generous setback
 - Extended forecourt provided by setback
 - Extended walkway connected to extended forecourt

Sandstone

Articulating the forms and design iconography of Sandstone Country. This can be achieved through materiality, building forms and fenestrations, as well as public art and furniture.



Sandstone pebbles.



Sandstone Overhangs.



Sandstone Outcrops



Sandstone Boulder.

04

Connecting with Country Matrix

Relationship to the Government Architect of NSW Connecting with Country Framework

How to Navigate this Checklist

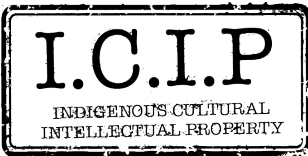


Figure 34. Issue 03 - 2023, Government Architect New South Wales, Connecting with Country Framework, front cover .

What is this document?

The GANSW Connecting with Country document is a guide to aid the legislative requirements of the NSW Environmental Planning and Assessment Act 1979 (EP&A Act), specifically:

- Item 1.3 (f): ‘to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage)’; and
- Item 1.3 (g): ‘to promote good design and amenity of the built environment’.

The framework is also integrated into the GANSW ‘Better Placed: An Integrated Design Policy for the Built Environment of NSW4’ document.

In submitting this SSDA 10 Missenden Road is committed to achieve these requirements through Design with Country.

To demonstrate alignment with the framework, 10 Missenden Road must align with the GANSW’s Connecting with Country section ‘3.5 Outcomes for Country’.

Section 3.5 outlines 5 key ‘Outcomes for Country’. These outcomes inform Bangawarra’s Connecting with Country Checklist.

How to Navigate this Checklist

The completion of SSDA for 10 Missenden Road offers opportunities to assess the projects development against the GANSW’s Connecting with Country Framework.

The following checklist provides assessment against the documentation provided by ASPECT during May 2025.

This is not a final compliance checklist, this is an assessment of intent at SSDA stage. Compliance or non-compliance in this phase does not guarantee compliance or non-compliance in future stages. Commentary provided in this assessment identifies next steps that will support success in future stages.

The following icons are used across the table for assessment:

Assessment Against the GANSW Connecting with Country Framework

- CRITICAL** Required and essential to achieving compliance.
- RECOMMENDED** Highly recommended to achieve compliance.
- DESIRED** Optional but beneficial to achieving compliance.
- NOT REQUIRED** Not required for compliance under the GANSW Connecting with Country Framework.
- BEYOND SCOPE** Beyond the scope & scale.

Criticality of this Objective to success against the GANSW Connecting with Country Framework

- Assessed compliant.
- Assessed partially compliant.
- Assessed non-compliant.
- Assessed to have potential to satisfy in future stages through dedicated Connecting with Country co-design.
- Assessed to be relevant in future project stages.
- Assessed not applicable to a project of this type or scale.

Relationship to Government Architect NSW Better Placed Connecting with Country Framework



Government Architect NSW Better Placed Connecting with Country Framework			10 Missenden Road Compliance		
Principle	Objectives		Compliance Status	Criticality to Compliance	Bangawarra Comments
01 Healthy Country Healthy Country describes healthy, interconnected natural ecosystems, supported by regenerative practices based on Aboriginal knowledge.	1.1 Healthy Ecology.	1.1a High biodiversity is home to a wide variety of plant and animal species, including those that are rare or endangered.	Potential to Satisfy	CRITICAL	The proposal has the potential to satisfy this outcome by providing diverse planting and complete ecologies across all landscaped spaces. Integrating high quality habitat and pollinators across the Concept Development Area will contribute to success within this outcome. While the protection and relocation of trees pre-existing on the Concept Development Area will be essential to final compliance.
		1.1b Clean air and water are free of pollutants.	Potential to Satisfy	CRITICAL	The proposal contributes to the pedestrianisation of Missenden Road which reduces pollutants within the air and water surrounding the Concept Development Area. The integration of planting strategies that further contribute to cleaning the air and filtering air can contribute to further success within this objective in future stages.
		1.1c Porous development allows rainwater to soak the ground as well as flow freely across land into original waterways.	✗	CRITICAL	The Concept Development Area proposes a significant building footprint that limits that ability for success within this objective. Future building design solutions might contribute to success within this objective through the integration of extensive green, blue and purple roofs.
		1.1d Stormwater infrastructure that has replaced original water systems is naturalised and opened up to daylight.	N/A	DESIRED	The proposal does not interface with stormwater infrastructure that has replaced original water sources. Future landscape and architecture stages for this project should consider civil and hydraulic engineering solutions that are connected to Country.
		1.1e Ecological systems are resilient to impacts from drought, floods and fires, as well as human-induced disturbances such as habitat destruction and pollution.	Potential to Satisfy	CRITICAL	Full success within this objective is possible with the integration of diversified planting specification that integrates key species identified within this design report.
	1.2 The physical form of Country remains recognisable and restored where possible.	1.2a Alternative solutions are found to excavating, cutting into and reshaping the ground.	✗	RECOMMENDED	Extensive excavation is proposed across the Concept Development Area.
		1.2b Interference with natural water systems is minimal.	Potential to Satisfy	CRITICAL	The project has minimal interface with natural water systems. As the building design continues to be developed civil and hydraulic engineering solutions should be developed that reflect Connecting with Country design principles.
		1.2c Original landscapes are restored and protected, and isolated pockets are reconnected.	Potential to Satisfy	CRITICAL	The project proposes the integration of landscaped spaces that have the potential to contribute to pollinating corridors and habitat. Through the integration of planting and other design solutions document in this design report can contribute to full success within this objective.
02 Healthy Community Built environment projects can provide opportunities for employment and capacity building within the Aboriginal community, and support Aboriginal communities' connection to their cultural identity, which supports positive health and wellbeing.	2.1 Strong cultural identity, connected to place and community.	2.1a Aboriginal community see their cultural heritage appropriately reflected in the design of places where they live and work.	Future Stage	CRITICAL	The Connecting with Country design process for this stage of 10 Missenden Road has focused on ecological considerations for Country. The advice provided in this document can be accentuated by cultural knowledge through future Design with Country processes which will contribute to success within this objective.
	2.2 Cultural safety.	2.2a Aboriginal people feel safe, respected, and supported in how they express their cultural identity.	Potential to Satisfy Future Stage	CRITICAL	As Connecting with Country spatial co-design consultants we have been respected in how we share knowledges associated with is Country. Future stages provide the opportunity to further embed Designing with Country and support Aboriginal people in sharing their culture.
		2.2b Aboriginal consultants with spatial design expertise aren't burdened by an expectation to represent the voice of many within Aboriginal communities.	Potential to Satisfy Future Stage	CRITICAL	As the spatial design consultants we have not felt burdened nor have we been met with the expectation to represent the voice of many. We have been allowed to share cultural stories and knowledge in a safe and professional manner throughout the process to date. Future design and engagement process should continue through the project delivery to expand a diverse array of local Aboriginal peoples voices and perspectives.

Relationship to Government Architect NSW Better Placed Connecting with Country Framework



Government Architect NSW Better Placed Connecting with Country Framework			10 Missenden Road Compliance		
Principle	Objectives		Compliance Status	Criticality to Compliance	Bangawarra Comments
02 Healthy Community Built environment projects can provide opportunities for employment and capacity building within the Aboriginal community, and support Aboriginal communities' connection to their cultural identity, which supports positive health and wellbeing.	2.3 Relief for Aboriginal communities who are fatigued by the workload imposed on them by project teams seeking their advice on Country.	2.3a A strategic plan or register is established to identify technical and cultural skills of Aboriginal community.	✖	RECOMMENDED	The project and client team have not yet developed a register of technical and cultural skills held by local Aboriginal peoples. The SSDA proposal provides spatial design outcomes that will be enhanced by the development of such a register that may establish initiatives such as Elders in residence program, cultural training and other operational modes and models of care that enhance health outcomes for community.
		2.3b Community is involved early in the decision-making about which projects they are best placed to work on.	✖	DESIRED	Community was not involved in decision making processes.
		2.3c Availability and choice of Aboriginal consultants with cultural and spatial design expertise is increased.	✔	DESIRED	As the spatial design consultants, we have been available for consultation throughout the process.
	2.4 Training.	2.4a Training is provided to develop communities' spatial design skills and understanding of planning and design processes.	Future Stage	DESIRED	The project does not yet satisfy this objective.
		2.4b Financial supports including scholarships encourage community to pursue a career in built environment professions.	✖	RECOMMENDED	The proposal does not satisfy at this stage. We encourage the client to revisit this principle and for this proposal to become an exemplar across the built environment and healthcare industries.
	2.5 Employment opportunities.	2.5a Jobs are created that allow people to stay connected to community and Country, for example, the Camooweal spinifex project.	Future Stage	RECOMMENDED	This SSDA does not satisfy this objective.
		2.5b Employment opportunities are provided throughout all stages of project life cycles.	✔ Future Stage	RECOMMENDED	-
		2.5c Aboriginal businesses are supported in the project procurement strategy.	✔ Future Stage	RECOMMENDED	This criteria is applicable to future procurement stages of the project. As the project develops we encourage the client to implement a framework which ensures a portion of these opportunities are provided to Aboriginal businesses.

Relationship to Government Architect NSW Better Placed Connecting with Country Framework



Government Architect NSW Better Placed Connecting with Country Framework			10 Missenden Road Compliance		
Principle	Objectives		Compliance Status	Criticality to Compliance	Bangawarra Comments
03 Protecting Aboriginal cultural heritage It is critical that Aboriginal cultural heritage is protected in the built environment, both through the design and development of projects, and by acknowledging and respecting the rights of Aboriginal people and community over their cultural intellectual property.	3.1 Aboriginal cultural advisers guiding project teams and clients to better connect with Aboriginal community.	3.1a Aboriginal cultural heritage is protected and celebrated within planning and design outcomes.	Future Stage	CRITICAL	The Connecting with Country design process for this stage of 10 Missenden Road has focused on ecological considerations for Country. The advice provided in this document can be accentuated by cultural knowledge through future Design with Country processes which will contribute to success within this objective.
		3.1b Aboriginal community actively participate in shared decision-making processes related to precinct/regional planning or program workstreams, particularly those that significantly impact Country they are responsible to care for.	✗	RECOMMENDED	This objective is beyond the scope for 10 Missenden Road.
	3.2 Project teams and processes for project delivery respect ICIP.	3.2a Aboriginal community endorses the project outcomes and behaviour of the project team.	Future Stage	CRITICAL	The Connecting with Country design process for this stage of 10 Missenden Road has focused on ecological considerations for Country. The advice provided in this document can be accentuated by cultural knowledge through future Design with Country processes which will contribute to success within this objective.
	3.3 Aboriginal language placenames are used.	3.3a Aboriginal placenames are used for suburbs, parks and streets. Dual naming, or returning the original name, is used for natural features such as mountains, waterways, beaches, forests.	Future Stage	DESIRED	Formal placenaming is not applicable at this stage.
	3.4 Access to Country is provided.	3.4a Indigenous land-use agreements (ILUAs) or other shared land and water use agreements are established for projects that are significant to Aboriginal community. (ILUAs are recognised by the Australian Government under the Native Title Act 1993, and can be negotiated between Indigenous groups and other parties anywhere in Australia.)	✗	DESIRED	10 Missenden Road has not explored opportunities for land use agreements.
		3.4b Access to Country enables community to practice ceremony and undertake obligations to care for Country.	Potential to Satisfy	RECOMMENDED	The SSDA proposal embeds several design strategies that may enable community to practice ceremony, cultural and medicinal practice across 10 Missenden Road to improve experiences of care. Continued design development will require dedicated design sessions and engagement strategies for significant areas where ceremonial practice can be enacted to achieve success within this objective. Future consideration to operational models can also be given to supporting local Aboriginal peoples to care for Country through initiatives such as ranger programs and other community and employment opportunities.
04 Cultural competency Implementing the Connecting with Country Framework through built environment projects provides educational opportunities for project teams, clients, and the public, to develop a deeper cultural awareness and respect for Aboriginal people and culture.	4.1 Ongoing cultural awareness training develops skills and competency in delivering Country-centred design projects.	4.1a Workplace culture supports training, immersion and learning for built environment professionals, including individuals, project teams and across agencies.	Potential to Satisfy	RECOMMENDED	The successful delivery of this objective is beyond the scope of the Connecting with Country consultants to comment on. This is a critical objective to be delivered by the entire project team and importantly the client. There are implications within this objective that may affect the success of other objectives within the delivery of other objectives of this framework - especially those discussed within Section 03.
		4.1b Cultural awareness training is embedded into continuing professional development requirements (e.g. NSCA).	Potential to Satisfy	RECOMMENDED	The project has been designed by registered landscape architects who are required to undertake cultural awareness training. As part of Bangawarra's scope we have also provided Connecting with Country methodology workshops where members from the wider project team have engaged in cultural awareness training. In future stages continued engagement and procurement with companies required to undertake cultural awareness will be required.
		4.1c Proof of cultural awareness training is required in procurement contracts.	Future Stage	RECOMMENDED	This is beyond the scope of the Connecting with Country consultants to comment on.

Relationship to Government Architect NSW Better Placed Connecting with Country Framework



Government Architect NSW Better Placed Connecting with Country Framework			10 Missenden Road Compliance		
Principle	Objectives		Compliance Status	Criticality to Compliance	Bangawarra Comments
05 Better Places Adopting a Country-centred approach creates better places, informs sustainable designs, integrates with the broader landscape to form place-based design responses, and promotes strong community engagement to create welcoming and accessible places.	5.1 Planning and design projects create places that are connected with Country.	5.1a Project sites are connected to broader landscapes beyond property or project boundaries.	Potential to Satisfy	CRITICAL	The project proposes the integration of landscaped spaces that have the potential to contribute to pollinating corridors and habitat. The future architectural design can contribute more fully to this objective in future stages by protecting and connecting to visual corridors.
		5.1b First placenames guide design and planning outcomes: placenaming, dual naming and wayfinding.	Future Stage	RECOMMENDED	The SSDA proposal does not yet integrate local Aboriginal language for place naming.
		5.1c The memory of significant cultural, historic and natural events can be read and traced within Country's landscape.	Potential to Satisfy Future Stage	CRITICAL	The Connecting with Country design process for this stage of 10 Missenden Road has focused on ecological considerations for Country. The advice provided in this document can be accentuated by cultural knowledge through future Design with Country processes which will contribute to success within this objective.
		5.1d Where possible, locally sourced, sustainable building materials are used; they have a relationship with and belong to the Country they come from.	Future Stage	RECOMMENDED	This objective can be satisfied in future stages with detailed specifications.
	5.2 Planning and design outcomes support living cultural practices.	5.2a Cultural burning is used to maintain the health of landscapes and protect against unplanned bushfires.	✗	CRITICAL	Cultural burning is not yet being considered as a landscape management strategy. This initiative could be embedded into operational management strategies and Bangawarra encourages this moving into future design and project delivery stages.
		5.2b Projects support ongoing opportunities for on-Country cultural tours, ceremony, and sourcing Indigenous food and materials.	Potential to Satisfy	CRITICAL	The Connecting with Country design process for this stage of 10 Missenden Road has focused on ecological considerations for Country. The advice provided in this document can be accentuated by cultural knowledge through future Design with Country processes which will contribute to success within this objective.
	5.3 Original landscapes are repaired or restored.	5.3 Landscapes are regenerated from seed banks stored within the soil, activated by warming the ground through traditional cultural burning. When this is possible there may be no need to reconstruct or guess what the original Indigenous landscape was like before it was disturbed by colonisation.	✗	CRITICAL	No consideration has been given to the use of cool burning cultural fire to rejuvenate seed banks and resurface the original landscapes. Bangawarra strongly recommends considering this opportunity in the upcoming design, construction and long-term operational stages.

Didjariguru Guwanyi'o'miya

Thank you for remembering our Ancestors

Prepared by

bangawarra

August 2025 (SSAD)