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

- Council owned on grade carparking should be redeveloped as public space or catalyst development.
- Council owned carparking should be redeveloped as public space.
- Small poor quality public spaces could be consolidated into larger public domain offerings.
- Small lots of on grade carparking should be consolidated and relocated to within new developments.
- Highly visible and intrusive rail line should be relocated underground from Punchbowl to Bankstown.

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

Each of these precincts has its own distinctive built form, materiality, signage, and cultural history that should be recognised when considering any future development to the public domain.
The **Civic Precinct** includes Bryan Brown Theatre, Bankstown Library and Paul Keating Park.

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

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

Paul Keating Park is used regularly for major events including Sydney Writers Festival, Lunar New Year and Bankstown Bites.
The Retail Precinct includes Bankstown Central Shopping Centre and Compass Centre.

This area is currently identified for redevelopment including:
- mixed use development
- additional parking.

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

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

Bankstown Central first opened as Bankstown Square in the mid 1960s and included a citizenship service within the complex to encourage migrants to become citizens.
The Southern Parklands Precinct includes Bankstown City Gardens, Bankstown Memorial Oval, sporting fields and connection to the pedestrian and cycle ways along the Salt Pan Creek green corridor.

- Bankstown Memorial Oval is a multi-purpose stadium that is currently used for cricket matches including Sheffield Shield and local AFL matches. It is fenced and not open for public use. The playing fields adjacent are open to the public.
- Established pedestrian and cycle connect the City center with the Salt Pan Creek green corridor.
- Bankstown Sports Club, Bankstown Girls High School and Bankstown Public School detach this precinct from the CBD and station.
The *Asjrpj Npcad* ar includes “Eat Street” along Bankstown City Plaza and Chapel Road, the laneways and arcades to the South of the Station and Bankstown Arts Centre. The “Eat Street” is the currently the most vibrant and popular area of the city for locals and visitors to Bankstown. It currently has predominantly Vietnamese and Chinese food businesses including restaurants, fruit and vegetable markets, specialty Asian Grocery stores, butchers and street food stands, mixed with the occasional European Deli and other commercial offerings off small internal arcades. It is a popular street with all generations. The street fronts consist of predominantly 2 storey shop top buildings with awnings and market stalls spilling onto the street. The scale of the buildings in terms of height, density and street width provides a successful public space. There is dominant colorful signage throughout this zone.

**BRYAN BROWN: WHY THE BOY FROM PANANIA STILL CALLS BANKSTOWN HOME**
Sydney Morning Herald, 30th November 2013

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

Bankstown City Plaza
BANKSTOWN
TRAIN STATION
BANKSTOWN
ARTS CENTRE
BANKSTOWN
SPORTS CLUB
BANKSTOWN GIRLS
HIGH SCHOOL
CARPARK
CARPARK

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

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


**Bankstown**

Yasmin Lewis

- It was home when the rest of Europe said No
- It was once fake houses built to facade as a farm
- It was born on Dharug land
- It was my Nene’s fruit trees
- and my Dede’s Kingswood
- It was riding bikes at Lake Gillerwanna
- and playing hide and seek at KidzMania
- It was munchoff for breakfast
- paid with whatever coins you had
- It was the smell of chlorine
- and day old sweaty sheepsuds
- That crafted jewels
- on fields and in swimming pools
- From Ian Thorpe to the Konrads
- To Brett Emeron, Brett Holman
- A list incomplete without the Waugh brothers
- It’s the rhythm of creativity that runs through its veins
- I’m talking: Easybeats, Anh Do, Human Nature, Akmal
- A list incomplete without Bryan Brown
- It’s artists underground
- that you don’t even know
- Brothablack, Missery, Pfrrah, Matusu
- and Chiva Wisa
- It’s 69 languages
- in one school alone
- It’s bleeding blue and white
- ‘Cuz I’m grey and old
- It’s never needing the Harbour
- when you’ve got El Jannah
- It’s the best pho that Sydney can’t beat
- but it’s not just about what you can eat
- Whether you’re a woman in a hijab
- or an Anglo in a flanno
- it’s without getting a stare
- It’s past prime Ministers like Keating
- and future prime Ministers like Clare
- With one of the oldest arts society’s in Sydney
- and the biggest poetry slam in the country
- It was fake houses built to facade as a farm
- now an underground war bunker buried underground
- It was born on Dharug land
- It’s Dharug land
- It was home when the rest of Europe said no
- and it’s still home when the rest of the world (and this country) says no.
- It’s where I was from
- It’s where I live now
- I’ll say it proud
- It’s Bankstown

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

The cultural precinct in Bankstown is connected via a series of lanes and arcades.
Key Attribute - Elegant civic buildings and well utilised public facilities

Key Attribute - Dynamic multi cultural community

Key Attribute - Established Arts and Culture

Key Challenge - Train line bisects the CBD

Key Challenge - Hostile pedestrian environment

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