



SECTION 2

UNDERSTANDING

PLACE

This section establishes the unique social, spatial and urban context that reflects Belmore and Lakemba Precinct. Proposed development must contribute to delivering the Vision for Belmore and Lakemba by adhering to the Structure Plan, demonstrating how a site's development contributes to the character areas and has regard for Connecting with Country principles.

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2.1 Structure Plan

The Structure Plan provides an overview of the intended outcomes for the Precinct. The Structure Plan has been informed by analysis of the opportunities and constraints for the Local Centres. These opportunities include the desired land uses, built form character, housing types, open space, streetscape improvements and pedestrian and cycling connections.

Key elements of the Structure Plan consist of:

- Enhance the vibrant high streets on Haldon Street and Burwood Road to support street life, retail activity and cultural expression.
- High rise urban living focused around and between Belmore and Lakemba Metro stations.
- New and enhanced parks and plazas.
- New social infrastructure that supports a growing community.
- Green connections, shared lanes and pedestrian links that support walking and cycling in key locations.
- Increased tree canopy and green cover to create cool, green and attractive neighbourhoods and to reduce urban heat gain.
- High quality built form outcomes based on robust design and planning and reflective of existing character.

The Structure Plan is shown in Figure 6.

Objectives

- O1. To provide an overview of the intended outcomes for the Belmore and Lakemba Precinct.

Principles

- P1. Development should align with the overarching elements of the Structure Plan, as shown in Figure 6.

Figure 1. Visualisation of improved streetscape around a metro station in Canterbury-Bankstown LGA (Source: Canterbury-Bankstown Council)



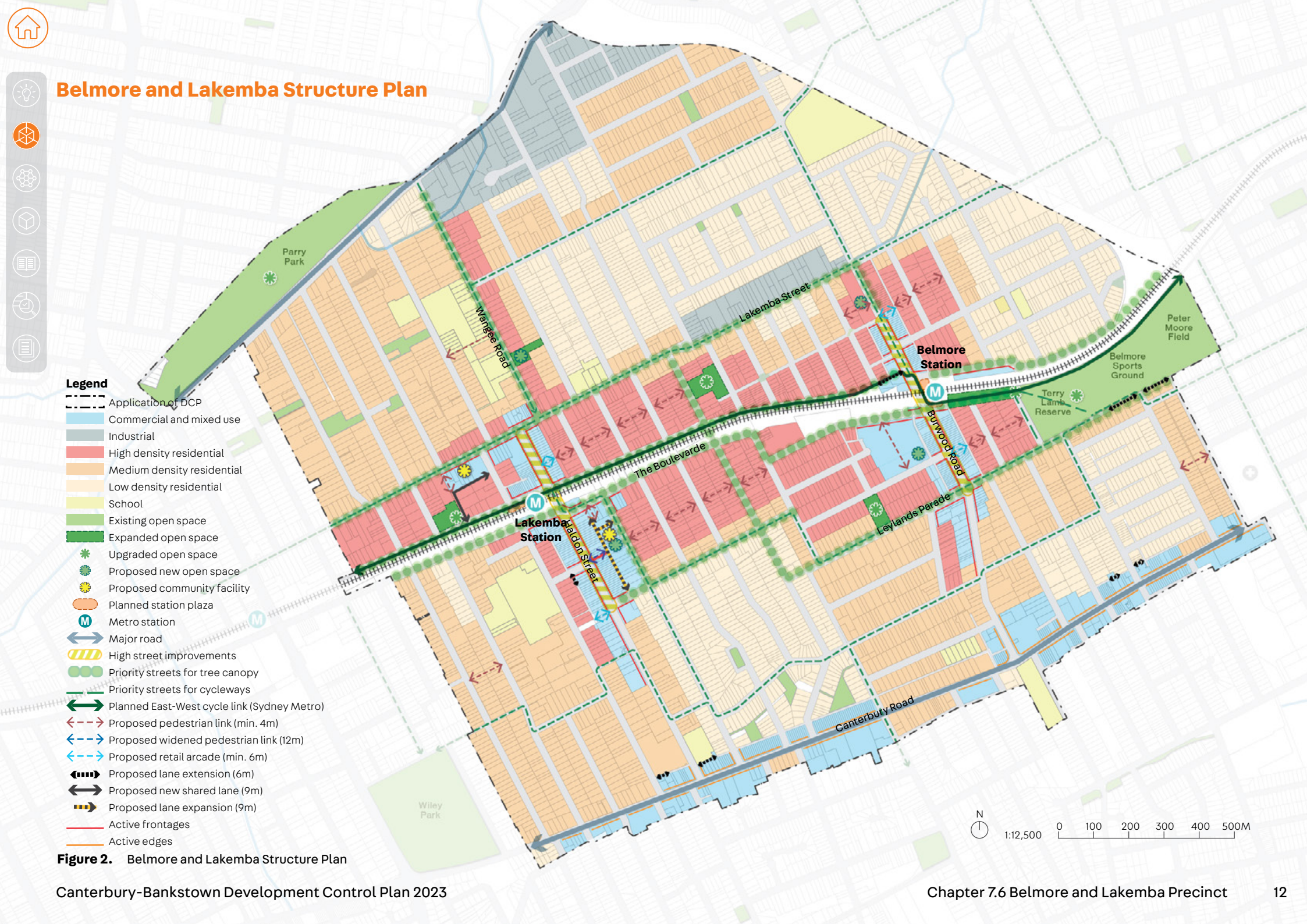


Belmore and Lakemba Structure Plan

Legend

- Application of DCP
- Commercial and mixed use
- Industrial
- High density residential
- Medium density residential
- Low density residential
- School
- Existing open space
- Expanded open space
- Upgraded open space
- Proposed new open space
- Proposed community facility
- Planned station plaza
- Metro station
- Major road
- High street improvements
- Priority streets for tree canopy
- Priority streets for cycleways
- Planned East-West cycle link (Sydney Metro)
- Proposed pedestrian link (min. 4m)
- Proposed widened pedestrian link (12m)
- Proposed retail arcade (min. 6m)
- Proposed lane extension (6m)
- Proposed new shared lane (9m)
- Proposed lane expansion (9m)
- Active frontages
- Active edges

Figure 2. Belmore and Lakemba Structure Plan





2.2 Character Areas

The Belmore and Lakemba Precinct will be comprised of different areas of distinct character. Through detailed analysis, seven character areas have been identified. Applicants are to identify which character area that the development site is located in and be cognisant of the key attributes of the existing context, where relevant, and the desired future context for the character area.

Objectives

- O1. To achieve the desired future character of the Belmore and Lakemba Precincts and guide development to deliver this desired character.

Controls

- C1. Development must consider and address the outcomes expressed in the character area statements and principles.
- C2. Development Applications must be accompanied by a site and context analysis plan that demonstrates an understanding of the manner a site integrates and is consistent with the desired future character area.

Images

- 1 - Haldon Street, Lakemba, NSW
- 2 - Brickworks Apartments, Darlington, NSW
- 3 - Darling Square, Haymarket, NSW
- 4 - Blues Lane, Zetland, NSW
- 5 - Bourke Street, Surry Hills
- 6 - Oficinas Cretta, Gyor, Hungary



Figure 3. Key features of Belmore and Lakemba Precinct character areas



- Legend**
- Application of this DCP
 - Lakemba High Street
 - Belmore High Street
 - Urban Living
 - Mid-rise Living
 - Low-rise Living
 - Canterbury Road
 - Industrial Lands
 - Key Sites (see Section 6 of this DCP)

Figure 4. Axonometric view of character areas with indicative massing of potential future development

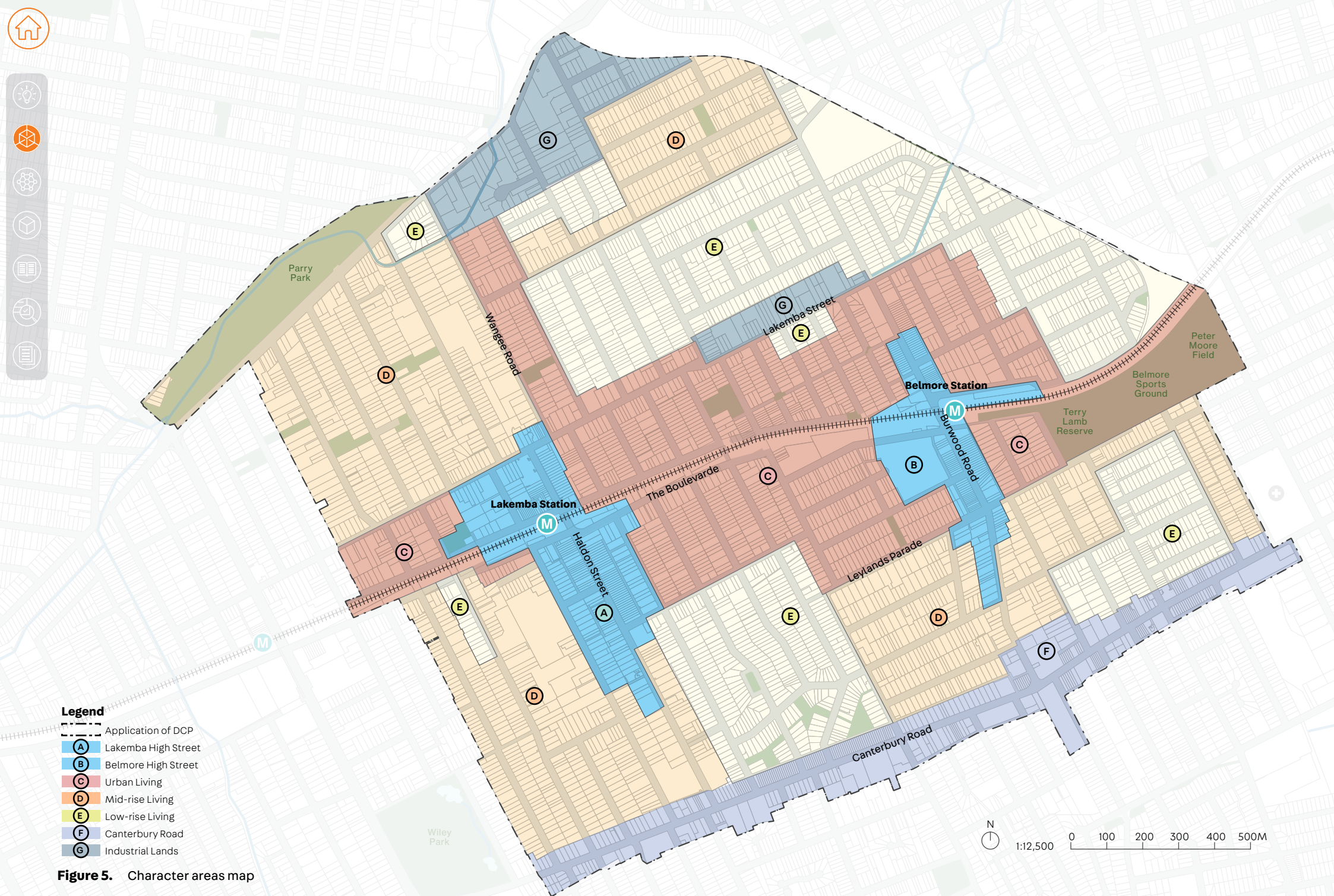


Figure 5. Character areas map



Desired Future Character Areas

2.2.1 Lakemba High Street

The Lakemba High Street character area will have its vibrant multicultural identity enhanced, offering a dynamic mix of shopping, dining and community services, alongside new housing to support a thriving atmosphere day and night.

Haldon Street will prioritise pedestrian use and build on the success of the Ramadan Markets. Retail uses will be enhanced and further activate the street. Shoptop housing will provide additional population density to enhance the civic character.

The bulk and scale of new development will reflect the predominant 2 to 3 storey street wall height in Haldon Street and the parapet character, with fine grain tenancies incorporating masonry and brick. Where possible, pre 1950 shop facades will be retained and sympathetically restored. Additional storeys will be setback on a podium, featuring green terraces and balconies.



Figure 6. Axonometric view of Lakemba High Street with indicative massing of potential future development and photo of Haldon Street's fine grain retail with shoptop housing.



As the cultural heart of Lakemba, the character area will feature high-quality public spaces that encourages exploration and social interaction. The character area surrounds the Metro station and the enhanced public space and aims to meet diverse community needs while promoting entertainment, convenience, and connectivity.

KS-1 and 2 will provide new and enhanced public space and links at ground level, supported by higher-density developments. Specifically, KS-2, the Quigg Street block, will be revitalised to include a new central open space with the opportunity for consolidated community facilities, while on KS-1, Jubilee Reserve will be expanded and improved.

Gillies Lane behind Haldon Street will be designed to balance service needs with pedestrian amenity. An attractive and safe interface to open space and community facilities will be provided at Quigg Street. An improved and widened pedestrian link between Haldon Street and Gillies Lane will link this key site to Haldon Street.



Darling Square in Haymarket is a lively, pedestrian friendly place that seamlessly integrates retail, dining, residential and community gathering spaces. This dynamic area features a blend of mixed-use developments, thoughtfully designed and activated pedestrian links and an iconic library building, all centered around a green open space that serves as the heart of the community (Source: Architectus)



Fine grained shoptop housing, Nightingale, Marrickville, Sydney (Source: Tom Roe)



Activated sunny retail strip, The Corso, Manly, (Source: Architectus)



Activated shared laneway, Birdwood Lane, Lane Cove (Source: Architectus)

Principles

P1. **Built form along Haldon Street:** New developments on Haldon Street should retain the existing high street character by:

- a) Maintaining a street wall height of 2 to 3 storeys in line with the predominant existing building height. New development should be consistent with the solid to void ratios in historic shopfront masonry buildings, awnings, parapets and windows. [Refer to Section 4.2.3 Street wall.](#)
- b) Retaining and integrating pre 1950 shopfront facades sympathetically into the design of new development, including restoration and removal of any uncharacteristic and intrusive features.
- c) Reinforcing fine-grain active frontages with glazing and openings that invigorate Haldon Street, fostering a lively atmosphere and creating a dynamic pedestrian environment, whilst also protecting residents from

potential noise generation. [Refer to Section 4.3.2 Active street frontages and edges.](#)

- d) Using traditional materials such as brickwork and masonry that reflect the area's heritage and pre 1950s facades. [Refer to Section 4.5 Materials and finishes.](#)
 - e) Setting back upper levels to provide green podium communal spaces and passive surveillance opportunities. [Refer to Section 4.6 Communal and podium open space.](#)
- P2. **Lanes:** Lanes behind Haldon Street will be enhanced to support pedestrians while also accommodating service vehicles and driveways creating a high amenity network that promotes safety and accessibility for all users. [Refer to Section 3.3 Streets, shared lanes, pedestrian links and arcades.](#) Development interfacing lanes should:

a) **For commercial uses:** consider opportunities for active lane edges, including cafes, outdoor seating, planters and where possible deep soil.

b) **For residential uses:** provide high quality landscaping, deep soil and apartments with private entries.

P3. **Key sites (KS-1 Jubilee Reserve and KS-2 Quigg Street):** Development at Jubilee Reserve and the Quigg Street key sites must deliver improved permeability, new open space and active street and lane interfaces. These sites are identified as key catalysts for community infrastructure and access. [Refer to Section 6 Key Sites.](#)

P4. **Pedestrian link between Haldon Street and Gillies Lane:** A widened open-air link between Haldon Street and Gillies Lane is to be delivered with active frontages, including retail and café seating, lighting, and planting, to create a vibrant, safe, and well-used connection.



Desired Future Character Areas

2.2.2 Belmore High Street

The Belmore High Street character area will be revitalised and showcase a diverse mix of retail and urban services, complemented by new residential developments that enhance the area's liveliness and appeal.

The character area will feature an improved pedestrian environment and activated shared lanes, making it more accessible and attractive for walking and cycling in and around the new Metro station. The local services and shops will provide convenient amenities.

Enhancements to Burwood Road will prioritise the pedestrian experience, incorporating traffic calming measures and urban greening while maintaining essential north-south transport connections for vehicles and buses.

Burwood Road will maintain a diverse mix of retail and commercial services, complemented by residential apartments above. A 2-3 storey street wall characterised by brick and masonry finishes will define the architectural identity of the area with additional storeys set back to enhance the traditional streetscape. Pre 1950 shop facades will be retained and sympathetically integrated into new development.



Figure 7. Axonometric view of Belmore High Street with indicative massing of potential future development.



Shared lanes will facilitate service vehicle access while improving the pedestrian and cycling network creating opportunities for retail activation behind Burwood Road. Enhanced pathways, greenery and cycling connections along the railway line and Leylands Parade will link this character area to key destinations, including the Metro station, Belmore Sports and Recreation Precinct and higher density residential areas between Belmore and Lakemba.

The Canterbury Leagues Club key site is a significant attraction within the Belmore Local Centre and represents a substantial landholding strategically located near the station. This site presents a significant opportunity to catalyse Belmore Local Centre, through mixed use development with high rise apartments. It will feature pedestrian friendly links and shared lanes, improved interfaces and greening as well as a new publicly accessible open space that will serve as a green focal point, with activated edges to encourage community gathering, enjoyment and amenity.



Figure 8. Illustration of enhanced lanes behind Burwood Road that manage rear retail and residential frontages. Setbacks to retail accommodate servicing, driveways as well as incidental active edges and landscaping. Setbacks to residential are for landscaped garden apartments.



Principles

- P1. **Built Form along Burwood Road:** New developments along Burwood Road should retain and enhance the fine-grain traditional high street character by:
- a) Maintaining a street wall height of 2-3 storeys that aligns with the predominant existing building height and architectural detailing including solid to void ratios, awnings, parapets and windows. [See Section 4.2.3 Street wall.](#)
 - b) Retaining pre 1950 shop facades and sympathetically integrating them into the design of new development. Key elements such as the historic parapets and awnings should be restored and uncharacteristic and intrusive features removed.
 - c) Fostering the fine-grain active street frontages with glazing and openings that animate Burwood Road at street level. Mitigate noise and create a lively pedestrian atmosphere. [See Section 4.3.2 Active street frontage and edges.](#)
 - d) Using materials that reflect the traditional face brickwork and masonry of surrounding buildings including heritage and pre 1950 facades. [See Section 4.6 Materials and finishes.](#)
 - e) Setting back the upper levels above the street wall to provide green podium communal spaces and passive surveillance. [See Section 4.6 Rooftop and communal open space.](#)
- P2. **Lanes:** Lanes will be enhanced to better accommodate pedestrians and cyclists, while also facilitating service vehicles and driveways, creating a high-amenity network that promotes safety and accessibility for all users.
- P3. Development interfacing lanes should manage servicing and driveway access within setbacks while also providing increased amenity, activity and greening. Specifically:
- a) For commercial uses, consider opportunities for active lane edges, including cafes, outdoor seating, planters and where possible deep soil.
 - b) For residential uses, provide high quality landscaping, deep soil, and apartments with private entries. [Refer to Section 3.3 Streets, shared lanes, pedestrian links and arcades.](#)
- P4. The Leagues Club key site; development on this site must provide improved permeability, active edges to streets and shared lanes and deliver new open space, as identified the KS-3 plan. [See Section 6 Key Sites.](#)



1- Shoptop housing, Nightingale, Illawarra Road, Marrickville, NSW (Source: Architectus)

2- Enhanced lane, Grosvenor Lane, Neutral Bay, NSW (Source: Architectus)



Desired Future Character Areas

2.2.3 Urban living

The Urban living character area will offer architecturally inspiring apartments within slender towers on podiums that create a varied skyline and contribute to a high quality public domain and streetscape.

The area will feature green streets, well-connected pedestrian and cycle links, along with inviting public space. This design aims to cultivate a vibrant, walkable urban neighbourhood conveniently located near transport, services and amenity.

This character area will experience substantial revitalisation, featuring new apartment developments primarily ranging from 9 to 15 storeys with a four to five storey street wall that integrates with the surroundings. Key sites will facilitate high-quality developments that offer additional public benefits, including new publicly accessible open spaces and pedestrian links, enhancing the public

domain and connectivity for everyone. Corner sites will be designed to accommodate landmark towers and focal points in the street.

While parts of this neighbourhood have existing residential flat buildings, others consist of detached dwellings. New development will need to consider both contexts, providing appropriate setbacks, landscaping and articulated built form.



Figure 9. Axonometric view of Urban living with indicative massing of potential future development and typical typologies.



New developments will prioritise direct street access and landscaped private open space within setbacks for ground-floor apartments and terraces, encouraging passive surveillance of the streets, pedestrian links and shared lanes. Apartments adjacent to open space will be designed to provide a high quality interface and frontage to parks. Podiums and rooftops will offer opportunities to contribute to urban greening and communal open space for residents.

This neighbourhood benefits from a well-established tree canopy along Leylands Parade, offering shade, biodiversity and a beautiful green streetscape. New tree canopy will be focused along key streets including Wangee Road, Lakemba Street and The Boulevard. This will contribute to a cool, green and attractive network of streets. Additionally, proposed cycleways along key streets will offer a safe, convenient and healthy way to navigate the neighbourhood while connecting to the new east-west Sydney Metro pedestrian link.

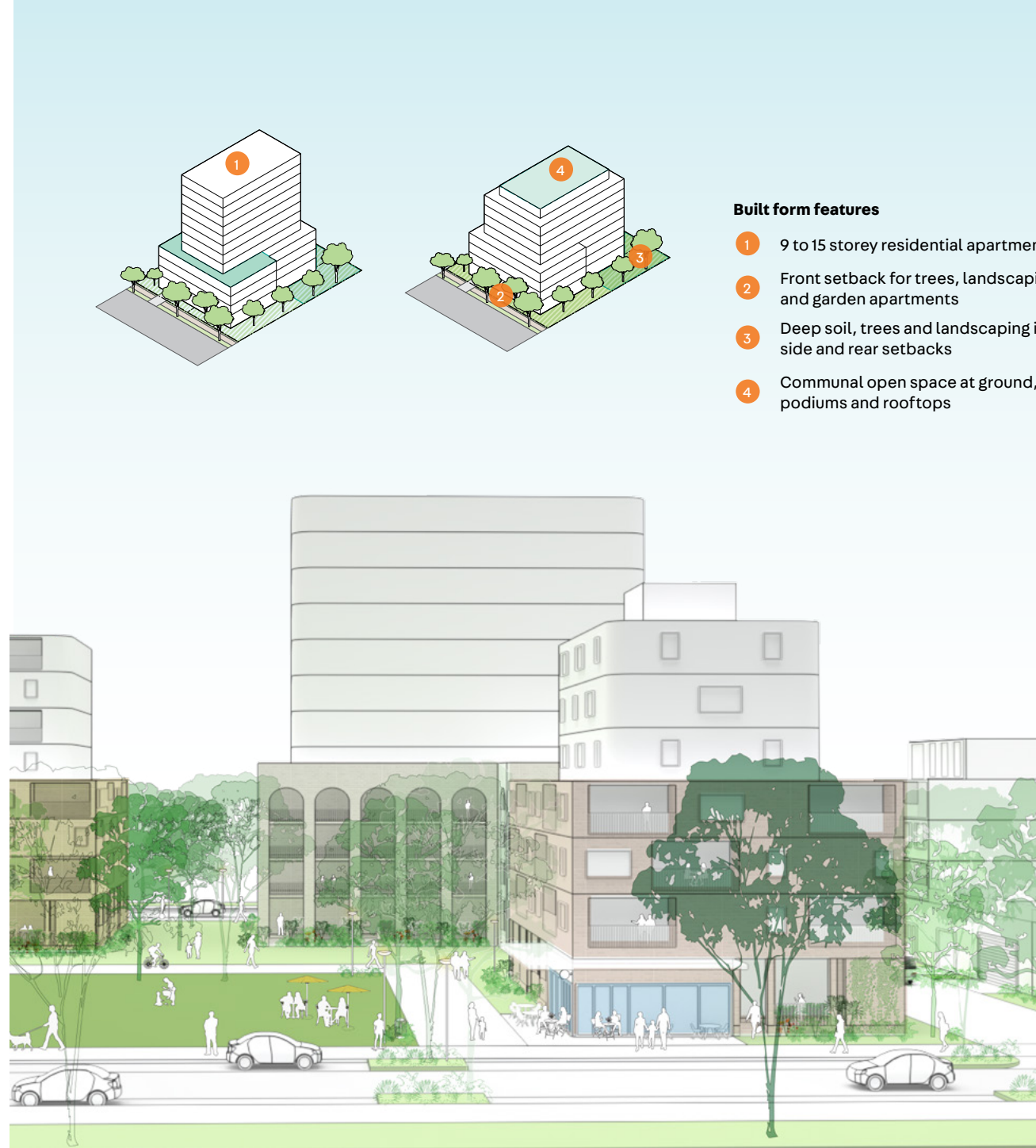


Figure 10. Illustration of apartments interfacing a park with direct ground floor access and landscaping. An activated edge is provided to the park and street with outdoor dining.



Principles

- P1. New taller developments must be sympathetic to the surrounding context, that includes a mix of detached dwellings, three-storey walk-ups and newer apartment buildings. In areas interfacing with lower-density zones, a sensitive transition is essential. This should be achieved through careful consideration of scale, setbacks, separation, landscaping, and privacy measures. [See Section 4.2 The building envelope.](#)
- P2. Development adjacent to public open space will be orientated to face the park, maximise park outlook from living areas and balconies and create a positive interface that promotes passive surveillance through entrances, balconies, terraces, and high quality landscaping. Development interfacing Belmore Sports and Recreation Precinct will demonstrate consideration of the high level precinct plan in Figure 24. [See Section 3.1 Public domain strategy – Indicative high level precinct plan for Belmore Sports Ground.](#)
- P3. High-quality pedestrian links must be free of obstructions and feature landscaping along their edges. These links should also include adequate lighting and setbacks that accommodate landscaping, as well as garden apartments with direct ground floor entries to enhance passive surveillance. [See Section 3.3 Streets, shared lanes, pedestrian links and arcades.](#)
- P4. Encourage the provision of small scale retail, commercial, food and drink premise uses at street corners and pedestrian links to create active edges. [See Section 4.3.2 Active street frontages and edges.](#)
- P5. Elegant towers set upon podiums will feature facades that respond to orientation, expose concrete structure and are responsive to the context using face brickwork. Podiums will include articulation and breaks to ensure they don't overwhelm the streetscape. [See Section 4.2.1 Building height and storeys and 4.4 Visual diversity, articulation and fine grain.](#)
- P6. The use of brick and masonry will integrate with the existing brick character of the neighbourhood. High quality finishes and textures should be provided at street level. [See Section 4.5 Materials and finishes.](#)



Slender tower on podium, Natura, Macquarie Park by Architectus
(Source: Architectus)



- P7. The landscape character of Leylands Parade, characterised by its Hills Weeping Fig trees, is to be preserved, with an emphasis on extending the tree canopy. Developments interfacing with this street must incorporate landscaping that reflects this natural character and incorporate design principles that consider and protect the existing root system of the trees. Additionally, other identified key streets should strive to emulate this green canopy within setbacks, enhancing the overall greenery of the area. [See Section 3.1 Public domain strategy.](#)
- P8. Development on the Burwood North key site is to provide improved permeability and interfaces to streets and lanes and deliver new open space. [See Section 6 Key sites.](#)



Brick articulated building, Arkadia Apartments, Alexandria by DKO
(Source: Architectus)



Hills Weeping Fig trees on Leylands Parade, Belmore
(Source: Architectus)



Desired Future Character Areas

2.2.4 Mid-rise living

The Mid-rise living character area will feature a blend of both new and historic housing, ranging from single detached dwellings and walk-up flats to mid-rise contemporary apartments set within a green context.



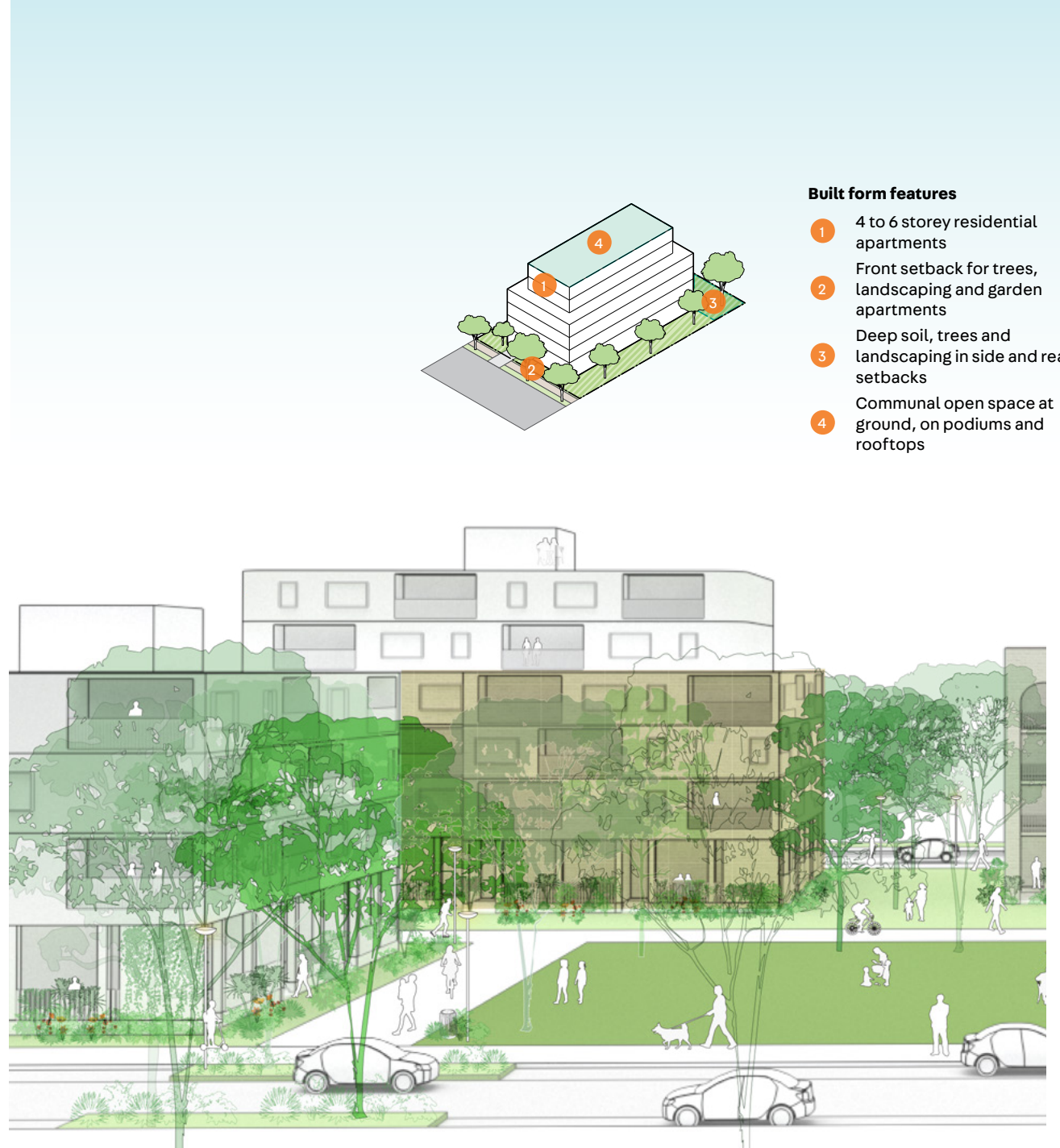
Figure 11. Axonometric view of Mid-rise living character area with indicative massing of potential future development and typical typologies.



The character areas will be enhanced by high-quality landscaping and well designed street interfaces. New development will have front setbacks to provide for tree canopy cover and deep soil.

A 4 storey street wall in new developments will establish a lower scale that integrates harmoniously with the character of existing streetscapes. In select areas, additional storeys will be set back to preserve views, privacy, scale and sunlight access. At street level, ground-floor apartments with direct street access and welcoming front courtyards will create engaging frontages.

Figure 12. Illustration of 4 to 6 storey apartments interfacing a park with direct ground floor access and landscaping providing passive surveillance and amenity and typical typologies with key built form features.





Principles

- P1. Development interfacing with lower density areas must provide a sensitive transition using scale, setbacks, separation, landscaping and privacy measures, to ensure cohesive integration of new and existing development. [See Section 4.2 The building envelope.](#)
- P2. Developments are to demonstrate a range of residential dwelling sizes and typologies, including larger family apartments, townhouse or terrace style dwellings and smaller apartments for a mix of household types. [See Section 4.1 Minimum lot sizes and Section 4.2.1 Building height and storeys.](#)
- P3. In areas where additional levels are permitted these levels are to be setback from the podium to ensure for a consistent street wall. [See Section 4.2.3 Street wall and Section 4.2.5 Upper storey setbacks.](#)
- P4. Developments on streets including the Boulevard and Lakemba Street are to provide well landscaped front setbacks. [See Section 3.1 Public domain strategy and Section 4.2.4 Front setbacks.](#)
- P5. Development adjacent to public open space will be orientated to face the park, optimise views from living areas and balconies and create a positive interface that promotes passive surveillance through entrances, balconies, terraces, and high quality landscaping. Development interfacing

Belmore Sports and Recreation Precinct will demonstrate consideration of the high level precinct plan in Figure 24. [See Section 3.1 Public domain strategy – Indicative high level precinct plan for Belmore Sports Ground.](#)

- P6. High-quality pedestrian links must be free of obstructions and feature landscaping along their edges. These links should also include adequate lighting and setbacks that accommodate landscaping, as well as apartments with direct entries to enhance passive surveillance. [See Section 3.3 Streets, shared lanes, pedestrian links and arcades.](#)
- P7. The use of face brick and masonry in new development will reflect the existing brick character of the neighbourhood. [See Section 4.5 Materials and finishes.](#)

1- Markham Avenue, Ashburton, VIC, by Architectus
(Source: Architectus)
2- Gantry, Camperdown, NSW by Bates Smart
(Source: Brett Boardman)





Desired Future Character Areas

2.2.5 Low-rise living

The Low-rise living character areas will showcase a diverse range of one and two storey low-rise developments. This includes single dwellings, dual occupancies, terraces, townhouses, and multi-dwelling housing including some low-scale apartments.



Figure 13. Axonometric view of low-rise living character areas with indicative massing of potential future development and typical typologies.

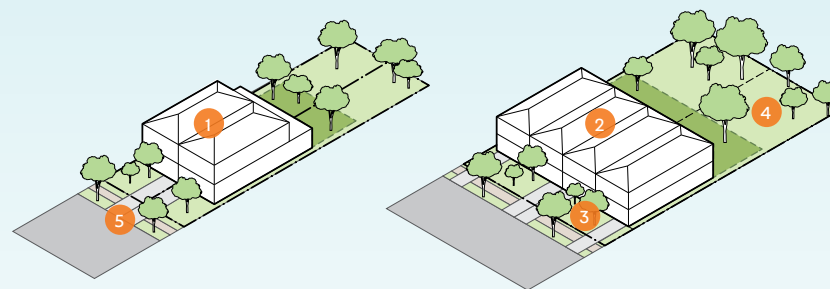


Maintaining and celebrating the existing low-scale character of these areas is crucial to ensuring for a cohesive streetscape and protection of low scale historic character. New developments should draw inspiration from the design and materials of existing homes, reflecting the patterns of pitched roofs, face brick and masonry materials and appropriate finishes.

Limiting driveway crossovers through placing them next to each other or in rear laneways will enhance walkability and amenity in the area, contributing to a greener and shadier environment allowing for more landscaping and tree canopy along the streets and in setbacks.

Within this character area, there are two distinctly low-density zones along Dennis Street and Passey/ Paxton Avenue, where the existing character should be maintained. The area surrounding Dennis Street Reserve is characterised by largely intact single storey interwar houses. Any developments adjacent to this area should be designed to respect and complement the historic character of the existing dwellings and the overall streetscape.

Figure 14. Illustration of terraces along a street with landscaped front gardens, tree canopy with parking access at the rear of sites and typical typologies of duplexes and terraces with key built form features.



Built form features

- 1 Dual occupancies / duplexes
- 2 Terraces
- 3 6m front setback for trees and landscaping within front gardens
- 4 Maximise deep soil and trees in backyards
- 5 Minimise driveway crossovers for increased tree canopy, landscaping and pedestrian movement





Principles

- P1. Development will maintain and integrate into the existing low-scale character and historic significance of this character area. New development will provide a sensitive transition and ensure that scale, setbacks, separation, landscape character seamlessly integrate the new with older developments. [See Section 4.2 The building envelope.](#)
- P2. Developments are to demonstrate a range of residential options and contribute to an inviting, human-scaled street edge and enhance the landscape character of the area. [See Section 4.1 Minimum lot sizes and Section 4.2.1 Building height and storeys.](#)
- P3. Maintain and draw inspiration from the surrounding design and materials of existing homes, reflecting existing patterns such as pitched roofs, brick and masonry structures, appropriate finishes and maintain the bulk and scale of the surrounding architectural context to create cohesion throughout. [See Section 4.5 Materials and finishes.](#)
- P4. New development in Dennis Street and Passey/Paxton Avenue must consider the surrounding historic inter-war housing character to ensure for a harmonious outcome. The historic housing and character of Dennis Street should be maintained as predominantly intact single storey inter-war houses make up this street.
- P5. Front setbacks should accommodate deep soil planting and support a continuous tree canopy. Driveways should be limited or consolidated where possible to improve pedestrian safety and maintain green walkable streets. [See Chapter 5 Residential Accommodation of the CBDP 2023 for detail on setback requirements and design for this character area.](#)



1 - Finlayson Apartments Lane Cove (Source: Brett Boardman)

2 - The Abbey, Cronulla, NSW, by AJH+ (Source: Tom Ferguson)

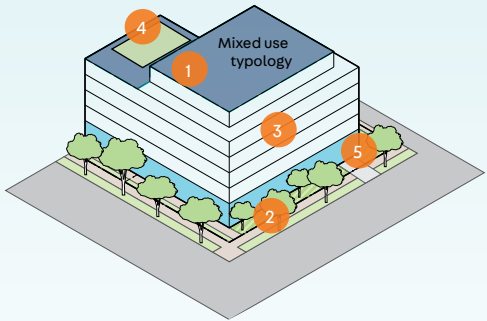


Desired Future Character Areas

2.2.6 Canterbury Road

The Canterbury Road character area will remain as a vital vehicle connection continuing to provide employment and services for the local area, while also offering opportunities for improved amenity, greening and alternate connections to make the area more attractive and pedestrian and cyclist friendly.

The character area will primarily showcase medium-format commercial and retail developments, alongside mixed-use buildings that are 6 to 8 storeys. Additionally, this area contains lower-scale public buildings, such as Belmore South Public School and St Joseph's Catholic Church and School, as well as low-scale dwellings that are expected to remain as low density. This will create a diversity of scales and uses that requires careful consideration of interfaces.



Built form features

- 1 6-8 storey commercial and mixed use developments
- 2 Front setback for paving, landscaping, trees and incidental retail activation
- 3 Residential apartments preferably oriented away from Canterbury Road
- 4 Communal open space on podiums and rooftops
- 5 Vehicle access, servicing and loading away from Canterbury Road

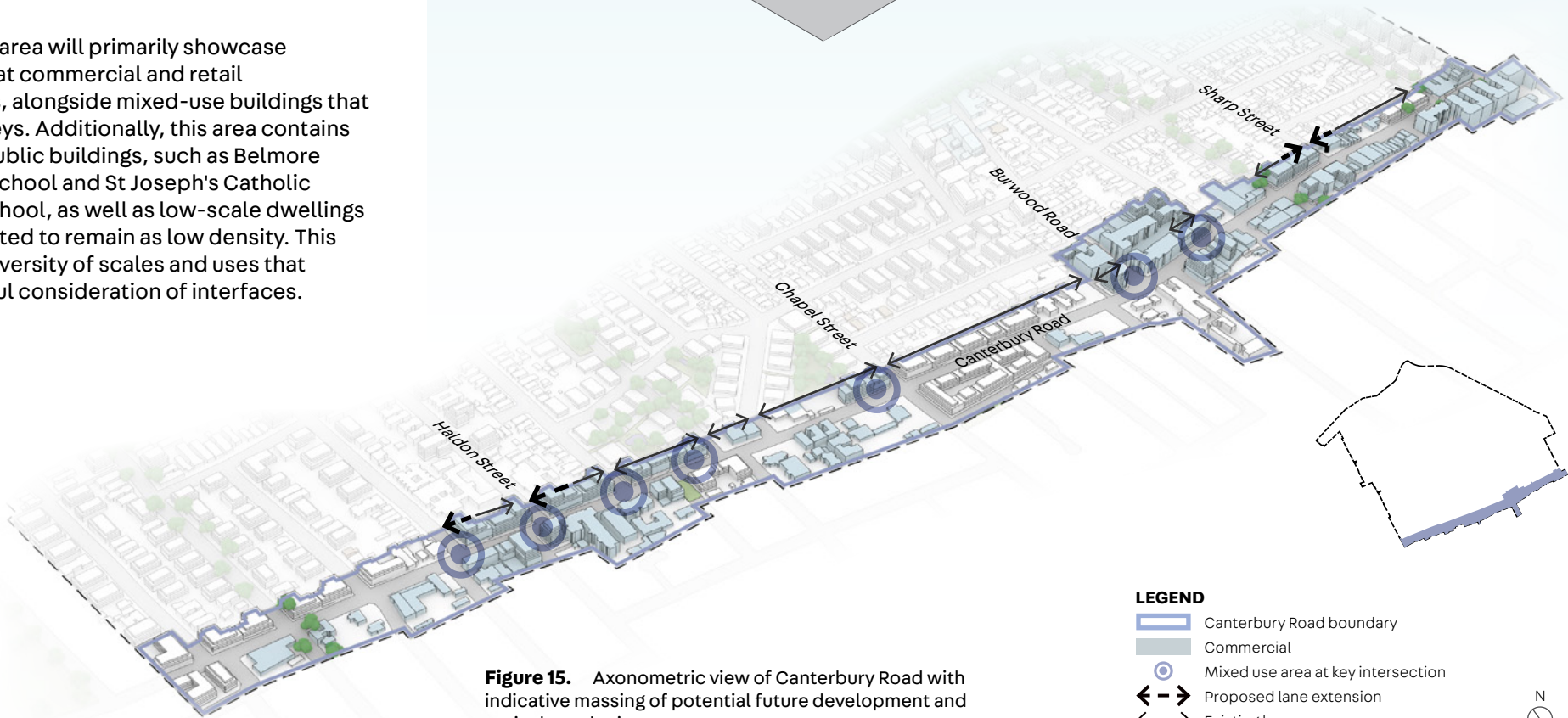


Figure 15. Axonometric view of Canterbury Road with indicative massing of potential future development and typical typologies.



A setback at ground level for commercial uses along Canterbury Road will create more spacious footpaths, verges and landscaping, providing protection for pedestrians from traffic, and allowing for deep soil areas to increase tree canopy. Generous front setbacks for residential dwellings will allow for increased screening, privacy, landscaping and deep soil.

New residential apartments will be strategically located along key intersections and situated above ground away from Canterbury Road. Apartments will be designed to mitigate noise and pollution and provide adequate sunlight and outlook.

Behind Canterbury Road, lanes will be extended to enhance connectivity, facilitating an improved east-west pedestrian and cycling network safely distanced from vehicular traffic. Lanes will feature generous setbacks for landscaping and offer opportunity for the creation of secondary frontages that may include outdoor seating for retail establishments.

Image: Brick commercial building with active edge, Surry Hills Village, Redfern, NSW, by SJB & Toga (Source: Tom Roe)





Principles

- P1. Ground floor commercial and retail spaces along Canterbury Road will feature active edges along frontages and at key corners, High quality paving and landscaping including deep soil areas for tree canopy and vegetation should be provided within setbacks. [See Section 4.3.2 Active street frontages and edges](#) and [Section 3.4 Tree canopy, green cover and deep soil](#).
- P2. New development will enhance and extend lanes by incorporating setbacks for landscape and potentially creative active edges while balancing servicing needs and driveways. If required, development will provide an additional setback for land dedication to enable lane extensions. [See Section 3.3 Streets, shared lanes, pedestrian links and arcades](#).
- P3. New development will be sympathetic to
- the range of typologies, heights and uses along Canterbury Road. In particular, new development that interfaces the low scale areas to the north of Canterbury Road, Belmore South Public School and St Joseph Catholic Church, will provide a considered interface. [See Section 4.2 The building envelope](#).
- P4. New mixed-use developments should be concentrated at key cross streets, with residential units situated above ground level. These apartments should be designed and oriented to mitigate amenity impacts from noise and pollution, while ensuring for solar access, views, landscaping and high-quality podium and rooftop space. [See Section 4.2 The building envelope](#) and [4.6 Rooftop and communal open space](#).

Images:

- 1- High quality active edge and landscaping, Newmarket, Randwick, Sydney (Source: CBUS) .
- 2- Commercial building with an active edge and setback at lobby for landscaping and seating. Industry Lanes, Vic, Architectus. (Source: Architectus)





Desired Future Character Areas

2.2.7 Industrial lands

The industrial land character areas play a vital role in supporting the local economy by offering employment opportunities and essential services. There are two character areas.

The Punchbowl Road Industrial area features medium-scale, low-rise light industrial uses with direct access to Punchbowl Road, connecting to larger employment lands in Greenacre and Enfield. This area is well-established and situated at the northern periphery of the Precinct. By contrast, the Lakemba Street Industrial area is a smaller, fine grain cluster of light industrial tenancies embedded within the residential context.

There is a strong commitment to preserving existing industrial zoned land with unchanged controls. As the surrounding context evolves, a sensitive and functional interface between industrial lands and residential areas will be essential for ensuring for amenity and mitigating impacts.

In particular, the Lakemba Street Industrial area presents opportunities to enhance streetscape amenity through tree planting, landscaping, and the introduction of pedestrian and cycle friendly improvements linking Belmore and Lakemba Stations. Over time, tenancies could incorporate complementary uses such as cafés or other local retail offers to activate the street and contribute to a more walkable neighbourhood.

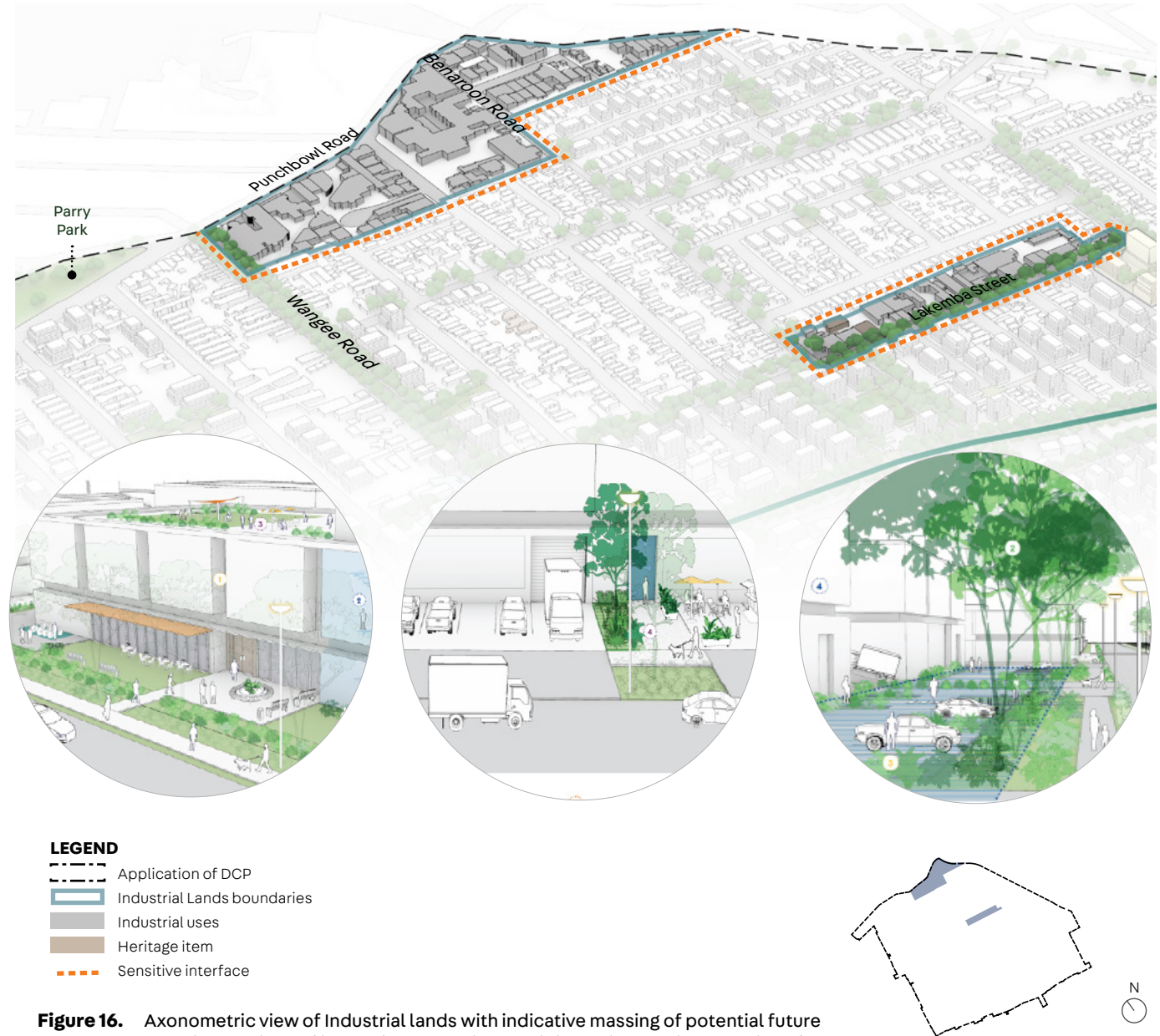


Figure 16. Axonometric view of Industrial lands with indicative massing of potential future development and illustrations of industrial typologies providing a high quality street interface.



Redevelopment of industrial sites should prioritise:

- Improving the public domain and mitigating urban heat outcomes through landscaping, permeable paving and tree canopy planting;
- Reduction of building bulk through modulation of the building envelope and improvement in design quality;
- Simplicity in design using quality materials;
- Minimal quality signage;
- Sustainable design and operation; and
- Safe, legible access for pedestrians, cyclists and service vehicles.

1 Articulated facades provides architectural expression and visual interest

2 Fenestration connects interior to exterior and balances solids and voids

3 Rooftop landscape design and innovative roof structures



4 Activate building frontages with ancillary uses such as cafes

5 Provide human scale openings and weather protection

6 Employee and visitor amenity such as end of trip facilities and landscaped open space

Figure 17. Illustration of industrial development with key principles for providing a high quality street interface



Principles

- P1. Retain and protect industrial zoned land to safeguard employment and essential services for the Belmore and Lakemba Precinct and surrounding areas.
- P2. Minimise land use conflicts between residential and industrial zones by ensuring developments:
- a) Provide generous setbacks, screening and landscape buffers;
 - b) Manage the bulk and scale through modulation of the building envelope and facade treatment;
 - c) Mitigate noise, pollution and other operational impacts; and
 - d) Safely accommodate truck access while protecting pedestrians and cyclists safety.
- P3. Industrial areas should be designed as inviting environments for workers, businesses, visitors and passers-by. Integrate tree canopy and high quality landscaping, create lunch and social gathering spaces and implement effective surveillance and safety measures.
- P4. Industrial lands adjoining public open spaces, such as Parry Park, should protect and enhance adjacent biodiversity assets, integrating landscaping and setbacks that support ecological function.
- P5. New developments in the Lakemba Street industrial area should contribute to a high quality streetscape through:
- a) Setbacks that allow for deep soil planting and support increased tree canopies;
 - b) Opportunities for street activation through features such as cafés, outdoor seating, and inviting entrances to tenancies; and
 - c) Limited driveway crossovers to ensure a pedestrian friendly environment.
- P6. All new development must align with [Chapter 9 Industrial Precincts of the CBDP 2023](#), which outlines objectives, principles and controls related to industrial development including setbacks, landscaping, transport and access, building design and sustainability.

Images:

1 - Multi-storey warehouse with landscaping and tree canopy, Gardeners Road Alexandria, NSW (Source: Goodman Australia)

2 - Outdoor dining at Nomad brewery, Dee Why, NSW (Source: Architectus)





2.3 Connecting with Country

Objectives

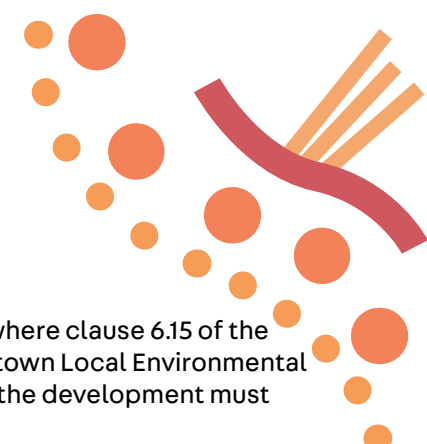
- O1. To recognise, respect and respond to Aboriginal cultural heritage in the planning, development and daily life of the Belmore and Lakemba Precinct.

Principles

- P1. To take a Country centred approach and thinking that is layered into new development in the Precinct consistent with the Government Architect NSW 'Connecting with Country framework' (CWCF).
- P2. To integrate Aboriginal cultural practices, history, narratives and values in the design of proposed development.
- P3. To encourage development to respond to the physical and cultural connection of the local Aboriginal community to the land.
- P4. Foster collaboration and knowledge sharing between Aboriginal and non-Aboriginal individuals.

Controls

- C1. For development where clause 6.15 of the Canterbury-Bankstown Local Environmental Plan 2023 applies, the development must demonstrate:
- a) How the design considers aspects of Country under Sections 3 and 4 of the Government Architect NSW 'Connecting with Country framework';
 - b) How the design gives regard to the culture and heritage of the traditional custodians of the land, the Darug People, on which the development is proposed;
 - c) Connecting design with the existing site topography, natural environment and landscape setting; and
 - d) Incorporating sustainable practices by using natural building materials.





C2. For development where Design Excellence clause of the Canterbury-Bankstown Local Environmental Plan 2023 applies, the development must determine the appropriate scope of engagement with the Aboriginal community and its representatives, whether it be high, medium or low as outlined in Section 3.1 of the Government Architect NSW 'Connecting with Country framework'. If engaging with the Aboriginal community, development must:

- a) Demonstrate the methods and outcomes from the engagement with the Aboriginal community; and
- b) Adhere to protocols outlined in the NSW Government's Practice Note 'Engaging with Aboriginal Communities' and 'Aboriginal Cultural and Intellectual Property Protocol'.

C3. If significant items such as ancestral remains or artefacts are discovered during subsoil investigations, excavation, demolition or other earthworks, the applicant must engage with the Aboriginal community to determine culturally appropriate handling, repatriation or reburial.

C4. Development that proposes open space and landscaping should demonstrate consideration of 'walking Country' which reflects Aboriginal cultural practices, artefacts, artwork and narratives. Aspects involving the senses of seeing, hearing, touching, smelling and tasting, should be included.

C5. Design aspects of each development should give regard to the culture and heritage of the traditional custodians of the land, the Darug People, on which the development is proposed. The following design opportunities should be considered to ensure a Country-centred approach:

- a) Connect design with the natural environment and landscape setting, being: people, animals, resources and plants equally.
- b) Acknowledge shared history between Aboriginal and colonial settlers to promote healing and reconciliation by incorporating storytelling and knowledge of the past.
- c) Incorporate sustainable practices by using natural building materials that have a cultural and heritage significance.
- d) Incorporate Aboriginal place names, as guided by the Geographic Names Board, to foster understanding and raise awareness.
- e) Focus on details and patterns to insert cultural meaning.

C6. All work prepared to address the Connecting with Country objectives, principles and controls must address the NSW Indigenous Cultural and Intellectual Property Protocol, to ensure applicants are aware of their duties with respect to the integration of this content.

Image: NAIDOC Family Day 2023
(Source: Canterbury-Bankstown Council)

