

Draft

Chapter 7.7 Punchbowl and Wiley Park

Canterbury-Bankstown
Development Control Plan 2023

October 2025

CANTERBURY  BANKSTOWN



Acknowledgment of Country

The City of Canterbury-Bankstown acknowledges the traditional country of the Darug (Darag, Dharug, Daruk and Dharuk) and the Eora peoples.

We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to Aboriginal and Torres Strait Islander peoples living today.

Council also acknowledges other Aboriginal and Torres Strait Islander language groups in the City and works closely with Aboriginal and Torres Strait Islander communities to advance reconciliation in the City.

We're committed to creating a liveable and loveable City for all our residents



Great Cities

We believe in creating vibrant, dynamic, and diverse communities that offer opportunities for people to connect, pursue their passions, and contribute to the world around them.



Naturally Green

We protect and prioritise nature in and around our city to enhance environmental sustainability and improve the quality of life for our residents.



Design Excellence

We encourage buildings, spaces, and objects that are both beautiful and practical, enhancing the beauty, accessibility, and safety of our built environment.



People First

We prioritise the needs, preferences, and aspirations of our community in all aspects of urban planning and design, creating supportive and enriching places people love.



Community

We engage with our community to ensure their needs and aspirations are reflected in the outcome, creating sustainable, resilient, vibrant, diverse, and inclusive places.



Sustainability

We seek designs that reduce negative impacts on the environment while also promoting social and economic well-being.



Net-Zero

We encourage our community to design buildings and places that produce as much renewable energy as they consume, reducing greenhouse gas emissions, lowering energy bills, and increasing resilience to environmental shocks and stresses.

Explore the design for Punchbowl and Wiley Park Precinct DCP

Punchbowl and Wiley Park Village Centres, along with other significant Centres in the Canterbury-Bankstown Local Government Area have an area specific Development Control Plan (DCP). This DCP contains the following parts:



Introduction



Understanding Place



Public Domain Design



Building Design



General Provisions



Key Sites



Appendices

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SECTION 1

INTRODUCTION

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Figure 1. Artist's impression of Wiley Park Village Centre with indicative massing of potential future development

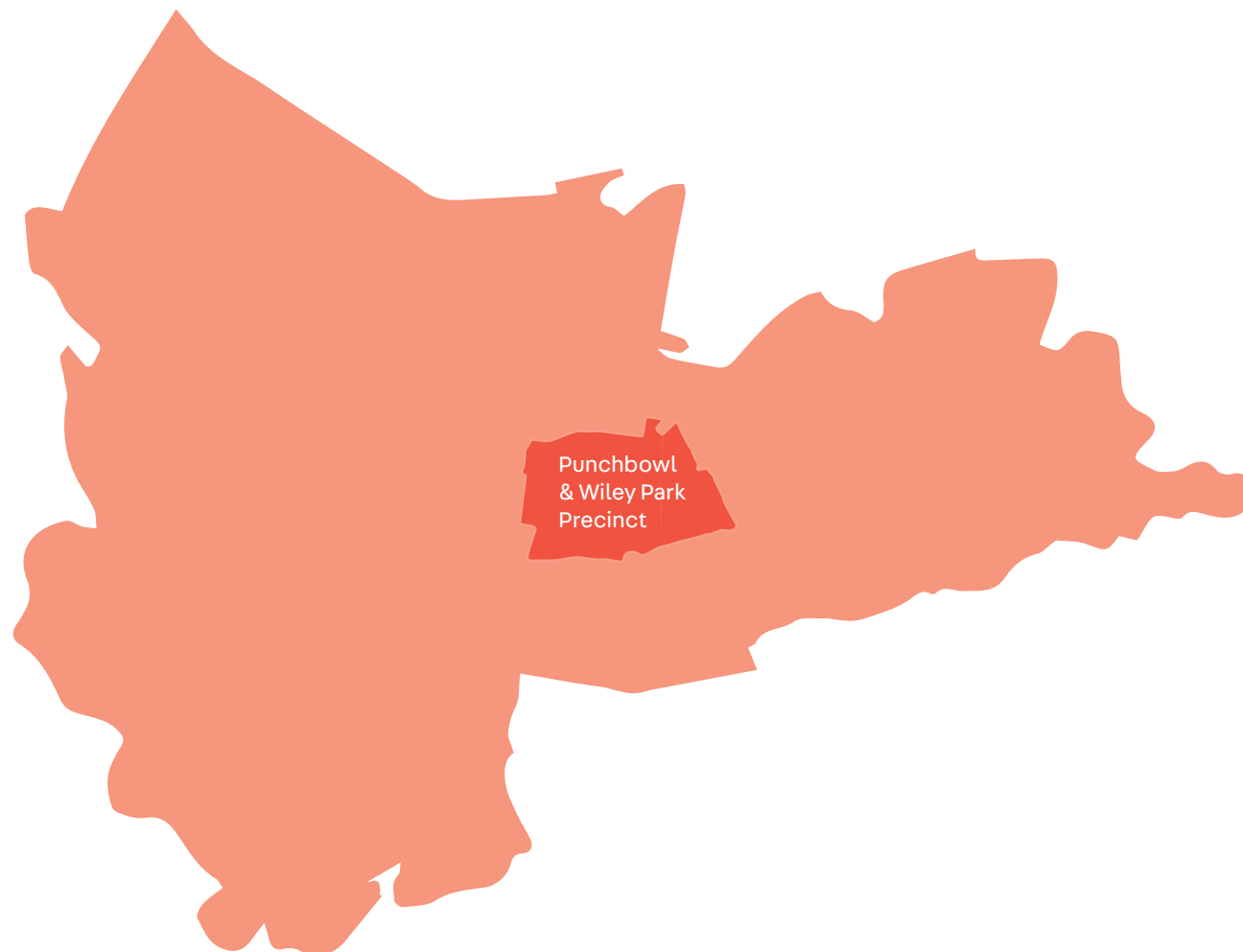


1.1 Application of this Chapter

This Chapter of the Canterbury-Bankstown DCP 2023, (CBDCP 2023), supports the Canterbury-Bankstown Local Environmental Plan 2023, (LEP), by providing objectives, principles and development controls to enhance the functionality, design and amenity of development within the Punchbowl and Wiley Park Precinct, (also referred to as 'the Precinct' in this Chapter). The Precinct is comprised of two Villages Centres, Punchbowl and Wiley Park, as noted in Canterbury Bankstown Council's Local Strategic Planning Statement.

This Chapter of the CBDCP 2023 applies to all development on the land within the Punchbowl and Wiley Park Precinct as identified in Figure 3. Other Chapters, as relevant, of the CBDCP 2023 must also be addressed as part of a Development Application(DA).

Where there is an inconsistency between the controls in this Chapter and other Chapters of the CBDCP 2023, this chapter prevails to the extent of the inconsistency with the exception of Chapter 4 Heritage.



LEGEND

- Canterbury-Bankstown Local Government Area (LGA)
- Punchbowl and Wiley Park Precinct

Figure 2. Location of Punchbowl and Wiley Park Precinct within Canterbury-Bankstown LGA



LEGEND
Land Application Map

Figure 3. Punchbowl and Wiley Park Precinct land application map



1.2 Vision for Punchbowl and Wiley Park Precinct

Vision

The Punchbowl and Wiley Park Precinct will build on the strong **cultural and community** foundation of its Village Centres. The **dynamic multi-cultural character** instilled by multiple places of worship and schools will be enhanced by the addition of further population density and **housing choice**. At their heart, these Village Centres will offer a **diverse and culturally rich mix** of services and amenities in a highly **walkable and comfortable environment**, with access to new **Metro stations**.

Punchbowl and Wiley Park will have **safe and leafy connections** for children and families to access important urban and social services including schools, places of worship, retail and hospitality venues and **new and enhanced open space**.

Punchbowl will be a **thriving Village Centre**, with a web of retail, hospitality, services and community uses.

Corner shops at Wattle Street will bookmark the northern gateway to Punchbowl to draw visitors in from Greenacre along a time-lined Highclere Avenue.

The Boulevarde will continue to be a focal point for the Village Centre, **vibrant and walkable**, with direct access to the new Metro station and a **new civic plaza** for community activities and events. Development will rejuvenate underutilised sites including the former baby health clinic and the Rossmore Avenue car park to **reinforce and build on the energy of the Village Centre**.



Figure 4. Concept for the future of The Boulevarde, Punchbowl



Wiley Park will have a **new village heart** that provides everyday services and amenities, **attracting people to visit and linger**. An expanded Village Centre will focus retail activation off busy King Georges Road in quieter pockets along Lakemba Street and Stanlea Parade.

Canterbury Road will continue to be an important vehicle connection providing services and employment opportunities for the local area. An **improved streetscape** with widened footpaths and enhanced landscaping will transform the character of the corridor.

A **neighbourhood centre on Wattle Street** will bookmark the northern gateway to the Village Centre to draw visitors in from Greenacre along a tree-lined Highclere Avenue.

New buildings will be **well-designed**, in a way that provides sensitive interfaces and transitions between high-rise and low-rise areas, ensuring that new urban areas retain a **human scale and community feel**.



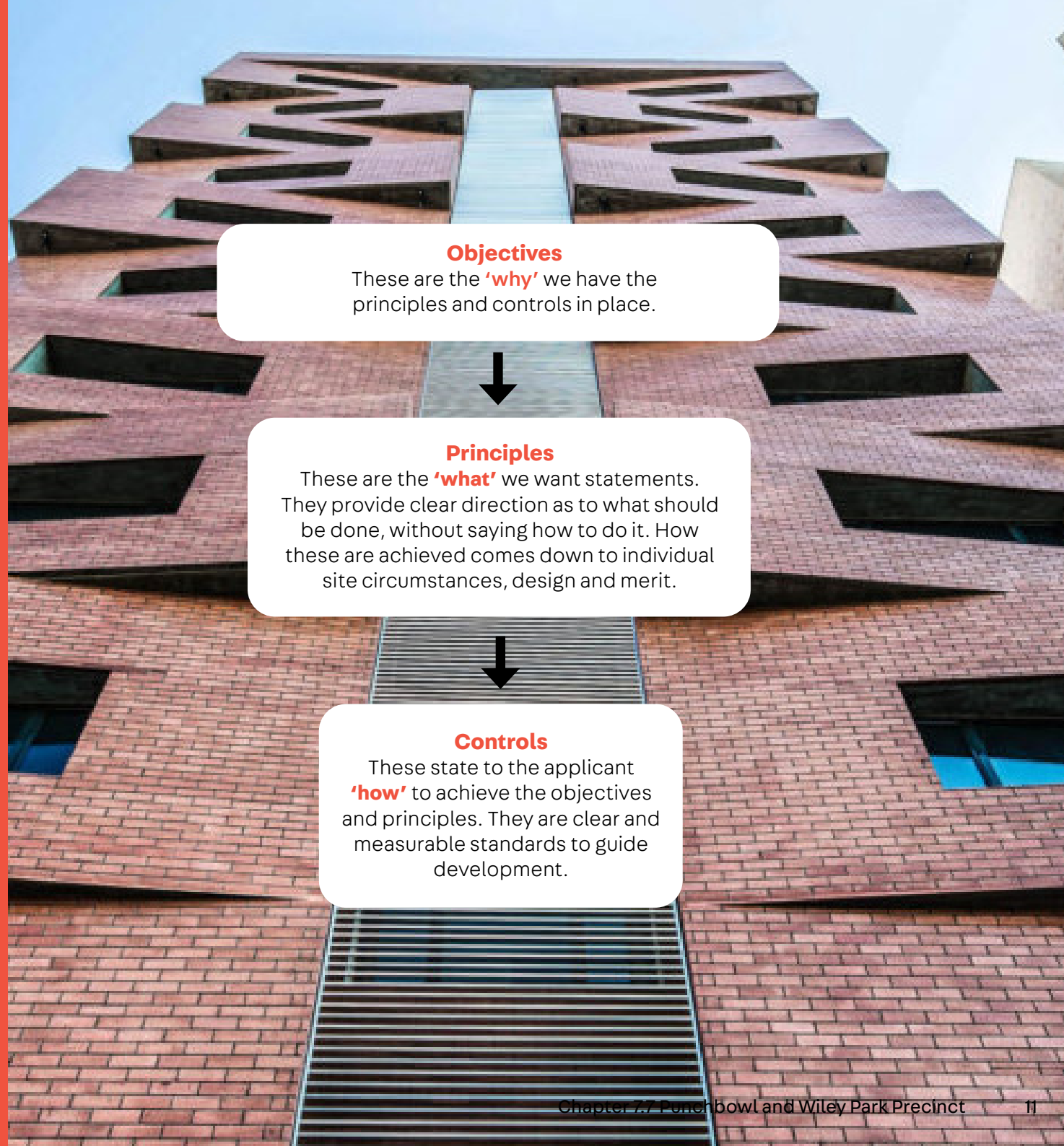
Figure 5. Concept for the future of Stanlea Parade, Wiley Park



1.3 How to read this DCP

This DCP Chapter is structured by a hierarchy of criteria encompassing objectives, principles and controls. The intent is to provide clear, direct and informative development controls and design guidance for all new development in the Punchbowl and Wiley Park Precinct.

When addressing the criteria, it is important to consider the purpose of each step, as outlined on this page. Collectively, these elements create a comprehensive framework that will enable the Precinct to deliver high quality renewal opportunities that align with the Vision for the Precinct.



Objectives

These are the '**why**' we have the principles and controls in place.



Principles

These are the '**what**' we want statements. They provide clear direction as to what should be done, without saying how to do it. How these are achieved comes down to individual site circumstances, design and merit.



Controls

These state to the applicant '**how**' to achieve the objectives and principles. They are clear and measurable standards to guide development.

Figure 6. Flowchart of DCP structure (Source: Edges Al BaroukBy Studio Toggle, Salmiya, Kuwait).



Figure 7. Artist's impression of Punchbowl Village Centre with indicative massing of potential future development