

Draft

Chapter 7.6 Belmore and Lakemba

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 Belmore and Lakemba Precinct DCP

Belmore and Lakemba Local 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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1.1 Application of this Chapter

This Chapter of the Canterbury-Bankstown DCP 2023, (CBDPCP 2023), supports the Canterbury-Bankstown Local Environmental Plan 2023, (LEP), by providing additional objectives, principles and development controls to enhance the functionality, design and amenity of development within the Belmore and Lakemba Precinct, (also referred to as ‘the Precinct’ in this Chapter). The Precinct is comprised of two Local Centres, Belmore and Lakemba as noted in the Canterbury-Bankstown’s Local Strategic Planning Statement.

This Chapter of the CBDPCP 2023 applies to all development on the land within the Precinct as identified in Figure 2. Other Chapters, as relevant, of the CBDPCP 2023 must also be addressed as part of a Development Application.

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

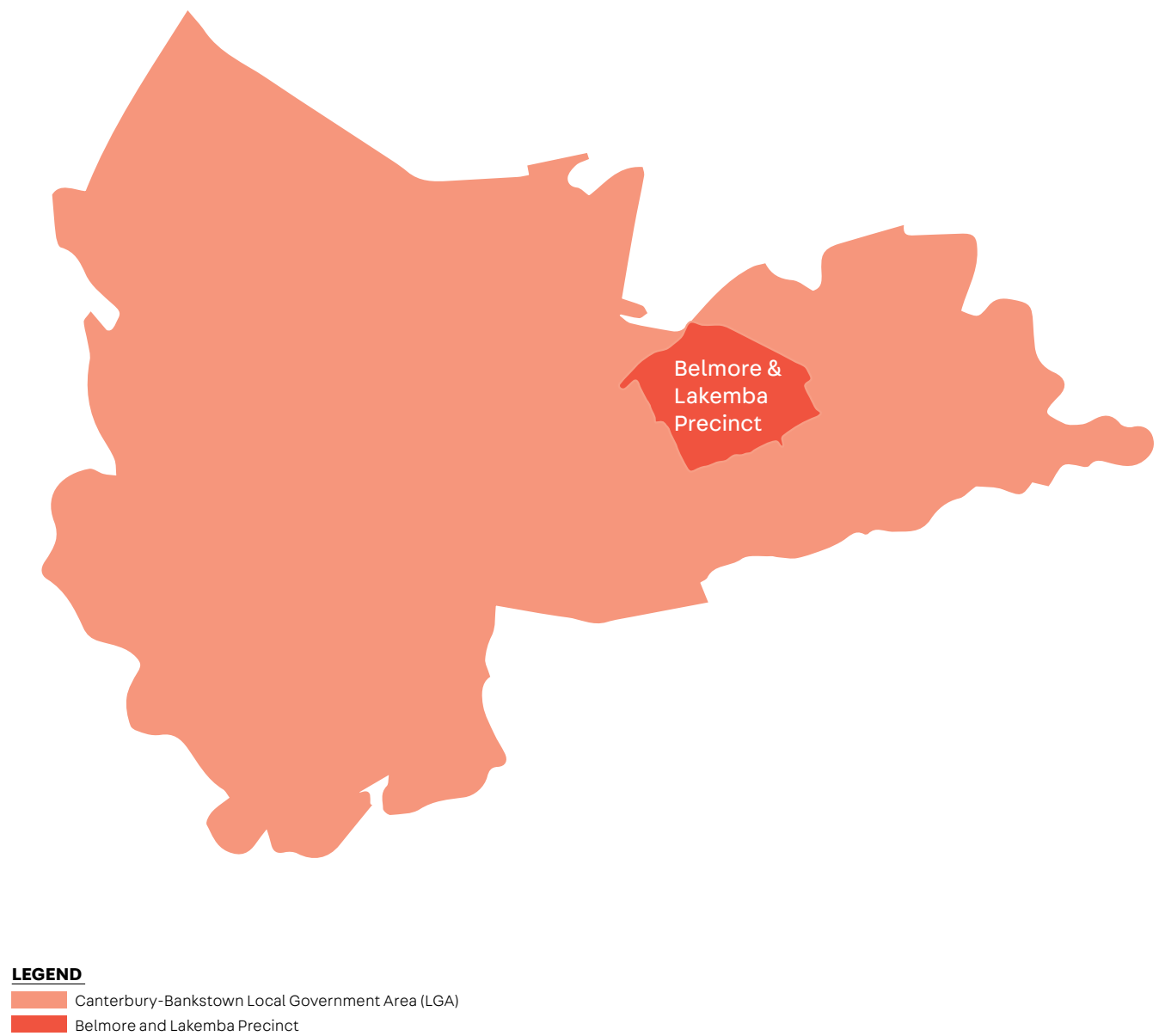


Figure 1. Location of Belmore and Lakemba Precinct within Canterbury-Bankstown LGA



LEGEND
Land Application Map

Figure 2. Belmore and Lakemba Precinct land application map
Canterbury-Bankstown Development Control Plan 2023



1.2 Vision for Belmore and Lakemba Precinct

Vision

The Belmore and Lakemba Local Centres are vibrant hubs where the community can come together and celebrate their **cultural diversity**.

The Local Centres will provide greater **housing choice that is well located to services and infrastructure** to cater to the diverse needs of our communities. New buildings will be **well-designed**, in ways that respond to Belmore and Lakemba's **unique character**, providing sensitive interfaces and transitions between low-rise areas and heritage, and ensuring that new urban areas retain a **human scale** and community feel.

Growth in Belmore and Lakemba will be supported by enhanced **public transport** connections, increased **retail activity** and new services, new **walking and cycling links** and **green walkable streets**. Burwood Road and Haldon Streets vibrancy will be enhanced and continue to support a thriving and distinct **local business community**.

Investment into key parks and community infrastructure including the **Belmore Sports and Recreation Precinct, Parry Park** and a **new community and open space area** in the heart of Lakemba will ensure the community can enjoy high amenity as the Local Centres evolve over time.



A vibrant and cultural destination for the community (Lakemba Nights, Source: Canterbury-Bankstown Council)



High quality, sports, recreation and open spaces (Belmore Sports Ground, Source: Canterbury-Bankstown Council)



Active and sunny pedestrian-focused high streets (The Corso, Manly, NSW, Source: Architectus)



Well designed apartments Harquitectes (Barcelona, Spain, Source: Glyde_Bautovich)



Diversity of mid and low rise housing choices, (Darlington, NSW, Source: Brett Boardman)



Green, cool and resilient streets that promote walking and cycling (Erskineville, NSW, Source: Architectus)

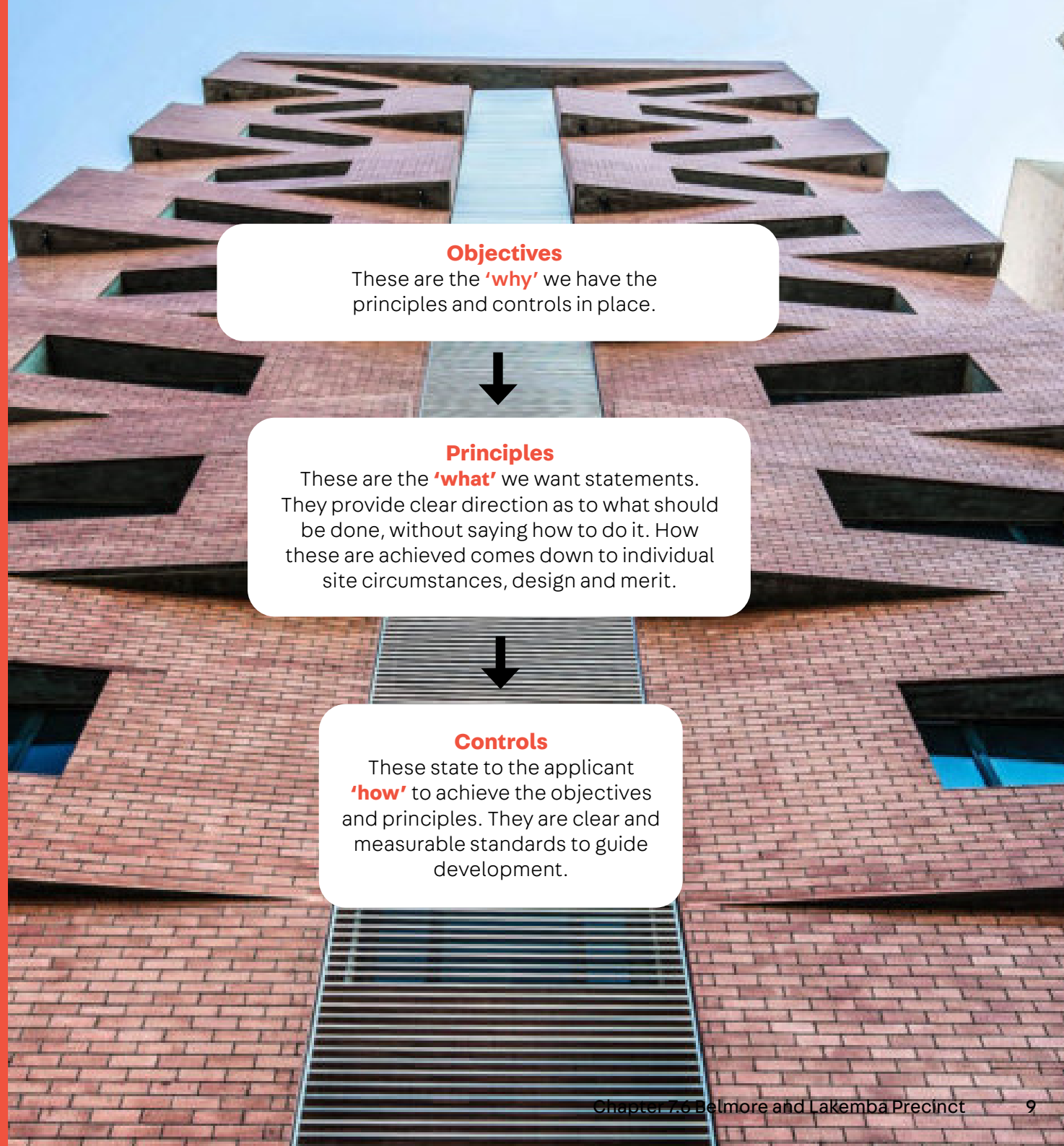
Figure 3. Key features of Belmore and Lakemba Precinct



1.3 How to read this DCP

This DCP Chapter is structured around 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 Belmore and Lakemba 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 Belmore and Lakemba 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 4. Flowchart of DCP structure (Source: Edges Al BaroukBy Studio Toggle, Salmiya, Kuwait).