

RECOMMENDED PLANNING PROVISIONS

Alternative Approach
to the Belmore and
Lakemba TOD Controls



Acknowledgement of Country

The City of Canterbury Bankstown acknowledges the traditional custodians of the land, water and skies of Canterbury-Bankstown, the Darug (Darag, Dharug, Daruk, Dharuk) People. We recognise and respect Darug cultural heritage, beliefs and relationship with the land. We acknowledge the First Peoples' continuing importance to our community.

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More Information

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Abbreviations

Abbreviation	Description
CEO	Chief Executive Officer
Council	City of Canterbury Bankstown
DPHI	Department of Planning, Housing and Infrastructure
FSR	Floor Space Ratio
Housing SEPP	State Environmental Planning Policy (Housing) 2021
LEP	Canterbury-Bankstown Local Environmental Plan 2023
RPP	Recommended Planning Provisions
SEPP	State Environmental Planning Policy
TOD	Transport Oriented Development

Contents

Executive Summary	5
Introduction	6
1. Transport Oriented Development Program	6
2. Planning Framework	6
3. Land to Which the Submission Applies	7
4. Objectives.....	8
5. Consultation	8
Proposed Amendments.....	9
6. Introduction to Proposed Amendments	9
7. Land Use Zoning	10
8. Removal of Additional Permitted Use 13 and 30 on Select Sites	12
9. Floor Space Ratio.....	13
10. Height of Buildings	16
11. Minimum Lot Size	18
12. Minimum Lot Frontage	19
13. Active Street Frontage	20
14. Heritage.....	21
15. Affordable Housing	24
16. Supporting Infrastructure	25
17. Protection of Employment Floorspace.....	28
18. Sustainability and Resilience	28
19. Design Excellence	28
Ministerial Directions.....	30
20. Assessment Against Section 9.1 Ministerial Directions.....	30
Next Steps.....	34
How to Get Involved	35
Appendices	36

Executive Summary

In April 2024 the State Government added six additional stations to the Transport Oriented Development (TOD) Program planning reforms. The additional stations include Belmore and Lakemba, requiring these locations to accommodate additional housing in walkable proximity to the future Metro stations.

The NSW Department of Planning, Housing and Infrastructure (DPHI) proposed a blanket 2.5:1 maximum Floor Space Ratio (FSR) and 6 storey height control across all sites within 400m of the stations.

DPHI have also proposed a separate suite of planning reforms to increase the delivery of housing, known as the 'low- and mid-rise housing' reforms. These proposed controls would permit Residential Flat Buildings with an FSR of 2:1 on R3 Medium Density Residential zoned land within 800m of the stations (beyond the 400m catch of DPHI's TOD Program).

Council has undertaken place-based planning to develop an alternative approach to action the State Government's TOD Program and low- and mid-rise reforms, and achieve a greater increase housing supply, but in a manner that more carefully responds to site specific considerations and reflects local values and lifestyles. The NSW Government has given Council until December 2024 to finalise local planning for these centres.

Council is now at the stage of exhibiting proposed amendments to planning controls applicable to the Belmore and Lakemba TOD Precincts. Council's exhibition timing and process are determined by DPHI's requirements and, therefore, do not follow the usual engagement practices as outlined in Council's Community Participation Plan.

Council's Recommended Planning Provisions (RPP) would amend the *Canterbury-Bankstown Local Environmental Plan 2023* (the LEP) as an alternative approach to action the TOD Program in Belmore and Lakemba. The proposed amendments to the LEP have taken a site-by-site approach and relate to the following matters:

- Land use zoning.
- Height of buildings (including provisions for rooftop gardens).
- Floor space ratio (including provisions for underground floor space).
- Minimum lot sizes and minimum frontages for specified types of development.
- Active street frontage requirements in key locations.
- Prohibition of residential uses from select sites on Canterbury Road (through deletion of existing Additional Permitted Uses).
- Listing of additional Heritage Conversation Areas and Heritage items.
- Identify sites for acquisition, public easement or dedication to provide public benefit including additional public open space, pedestrian connections and community infrastructure.
- Apply an affordable housing contribution scheme.

The State Government's approach (inclusive of TOD Precinct and low- and mid-rise reforms) would have delivered an estimated 1,700 additional dwellings within the precincts (approx. 1,180 in Belmore and 520 in Lakemba).

Council's alternative RPP are anticipated to deliver an estimated 3,840 additional dwellings (approx. 2,400 in Belmore and 1,440 in Lakemba).

Council welcomes feedback on the proposed policy and will review the submissions made during the exhibition.

Introduction

1. Transport Oriented Development Program

Housing is a key priority for the NSW Government. There is a shortage of diverse and affordable homes in well-located areas, close to where people live and work, and close to transport and other amenities.

Belmore and Lakemba have been identified by the State Government as TOD Precincts suitable to deliver additional housing in walkable proximity to the future Metro Stations.

Consistent with State Government directives, Council has developed an approach that not only meets, but exceeds projected housing numbers that the DPHI’s combined TOD Program and low- and mid-rise reforms would deliver in these precincts. Council’s approach ensures the retention of local jobs, supports community infrastructure and appropriately reflects the values of residents, local businesses and community stakeholders.

2. Planning Framework

Council is now exhibiting proposed amendments to planning controls within the walking catchments of the future Belmore and Lakemba Metro Stations to deliver more affordable, well-designed and well-located homes, supported by appropriate infrastructure.

The proposed amendments to the LEP are the first step in a suite of planning policies that will work together to encourage the delivery of high-quality design outcomes across both precincts.

Following community feedback and refinement of controls, it is intended that the planning documents will be submitted to DPHI to meet their December 2024 deadline.

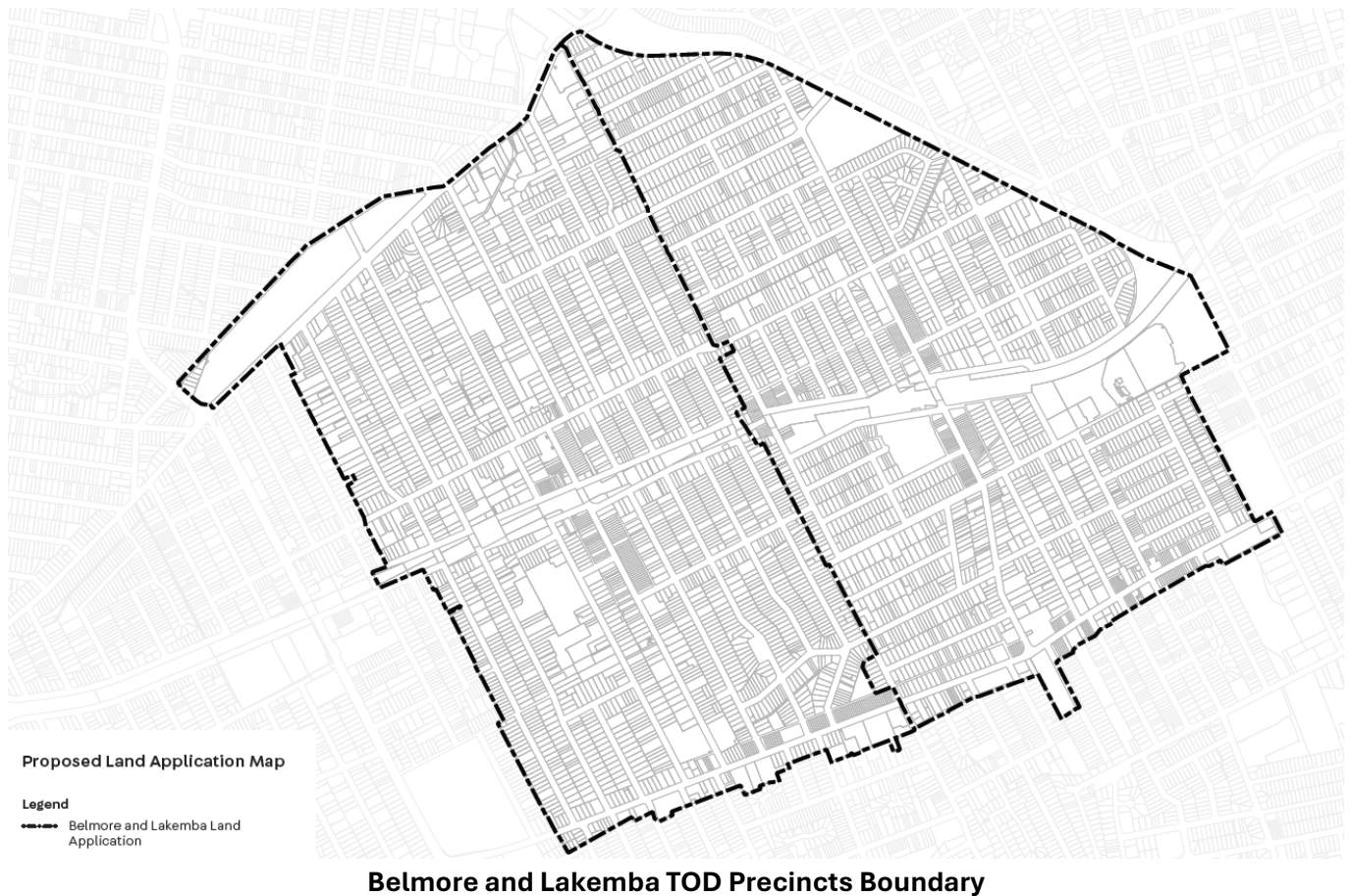
Element	Purpose	Status
TOD Precincts Planning Controls (Amendments to the LEP through a self-repealing SEPP)	Amend the Canterbury-Bankstown Local Environmental Plan 2023 as described in this RPP and accompanying material.	Draft submission on exhibition (to comply with State Government timeframes)
Development Control Plan Chapter Amendments	Set detailed planning controls to guide development outcomes in Belmore and Lakemba.	Being developed
Amendment to Canterbury Bankstown Local Contributions Plan 2022	Realign the existing Contributions Plan in the context of the TOD Program and deliver the identified community infrastructure. This will provide an equitable framework to levy developers to support uplift with appropriate local infrastructure.	Being investigated

These planning control amendments would be gazetted through the application of a self-repealing State Environmental Planning Policy (SEPP). The self-repealing SEPP would have the effect of amending the LEP and relevant provisions in the SEPP (Housing) 2021 as they apply to the Belmore and Lakemba Precincts, including application of affordable housing bonuses (Chapter 2, Part 2 of the Housing SEPP).

Consistent with DPHI's TOD Program, the low- and mid-rise housing controls would not apply to the Belmore and Lakemba Precincts.

3. Land to Which the Submission Applies

A broad catchment around the two future Metro Stations has been investigated. Site constraints and analysis has identified appropriate controls to apply within a walking catchment of the Belmore and Lakemba Stations, generally ranging up to one kilometre from the stations as mapped below.



How this differs to the State Government TOD approach

The State Government's TOD Program applies uniformly across a 400m radius from identified stations (measured in a straight line). Additionally, if adopted the State-wide low- and mid-rise reforms would permit a range of lesser residential densities in the broader 800m catchment including Residential Flat Buildings on existing R3 zoned land and multi-dwelling housing (town houses) on existing R2 zoned land.

Council's alternative approach has investigated a broader walking catchment and developed site-specific controls across the Belmore and Lakemba Station Precincts.

4. Objectives

The NSW Government has committed to building 377,000 new homes across the State in the next 5 years to align with the National Housing Accord.

Canterbury-Bankstown Council's housing target is 14,500 new completed homes by 2029. It is anticipated that 4,800 of these new dwellings could be accommodated within the Belmore and Lakemba TOD Precincts.

The key objectives of the Belmore and Lakemba TOD Precincts are to:

- a) Accommodate Council's forecasted housing, population and jobs growth;
- b) Create a framework for the future height, massing, urban grain, landscaping, setbacks, materials and density that achieves design excellence and beautiful places;
- c) Ensure that development contributes positively to the fabric of the centres and enhances the quality of life;
- d) Provide for the safety, comfort and connectivity of pedestrians and cyclists whilst improving the efficient movement of public transport, vehicles, freight and servicing vehicles whilst maintaining high quality place amenity;
- e) Reinforce, protect and enhance the unique, rare and special characteristics of each centre;
- f) Contribute to the environmental sustainability of the urban environment and minimise adverse impacts to the natural ecology of the area and climate change;
- g) Achieve a suitable transition and separation between buildings;
- h) Ensure development can comply with State Legislation design requirements including the Apartment Design Guide;
- i) Improve quality and access to open space; and
- j) Create vibrant, connected centres with a mix of compatible activities and uses.

5. Consultation

Council undertook early engagement in the development of the Belmore and Lakemba Master Plans, which the TOD Precincts work builds upon.

The proposed amendments to the LEP are currently on exhibition for a period of two weeks (15 October 2024 – 28 October 2024) to meet the State Government's TOD Program timeframes.

Following the exhibition, Council will engage relevant stakeholders and community representatives to further refine the place-based approach for the Belmore and Lakemba TOD Precincts.

Proposed Amendments

6. Introduction to Proposed Amendments

The proposed built form outcomes reflect the existing local context and desired future character of the Belmore and Lakemba TOD Precincts.

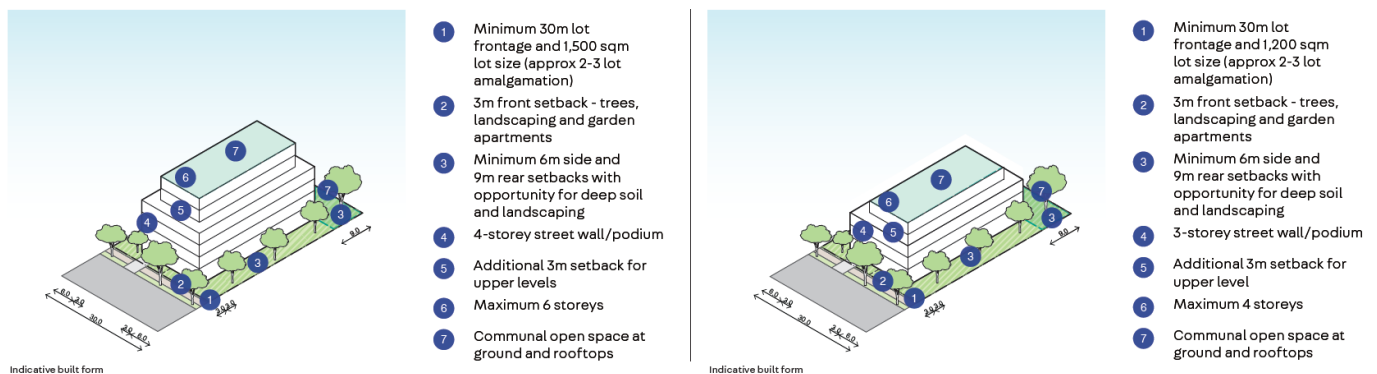
The proposed LEP controls have been developed taking into account development feasibility, solar access, orientation and overshadowing, natural ventilation, visual and acoustic privacy, ceiling heights, open space and landscaping, public domain interface, noise and general amenity.

Detailed 3D modelling was prepared to test the proposed controls to ensure the desired density and massing can be accommodated within the building height and setback controls with high quality amenity outcomes.

The proposed controls complement each other and will work in unison with DCP controls.

The maximum FSR control does not necessarily allow for the achievement of the full extent of what may be possible under the 'Building Envelope' controls (such as the achievement of the maximum building height). In these instances, the additional permissible height does not provide justification for exceedance of the FSR control. Rather, it provides for development which is smaller than the maximum potential building envelope with decreased bulk and greater opportunities for articulation and variation in building form.

The image below demonstrates some of the potential building massing that could be delivered through the proposed controls.



Building envelope testing

It is envisaged that properties will not all be redeveloped at the same time. As a result, uptake rates have been applied to anticipate a realistic development pattern.

7. Land Use Zoning

The submission has reviewed the land use zones that apply across the precincts and seeks to facilitate an increase in housing supply within the walking catchment of stations while protecting employment floor space, daily services and identified special character areas.

Detailed 3D modelling was prepared to respond to existing environmental conditions and constraints such as strata, overshadowing and the existing block network to inform the RPP.

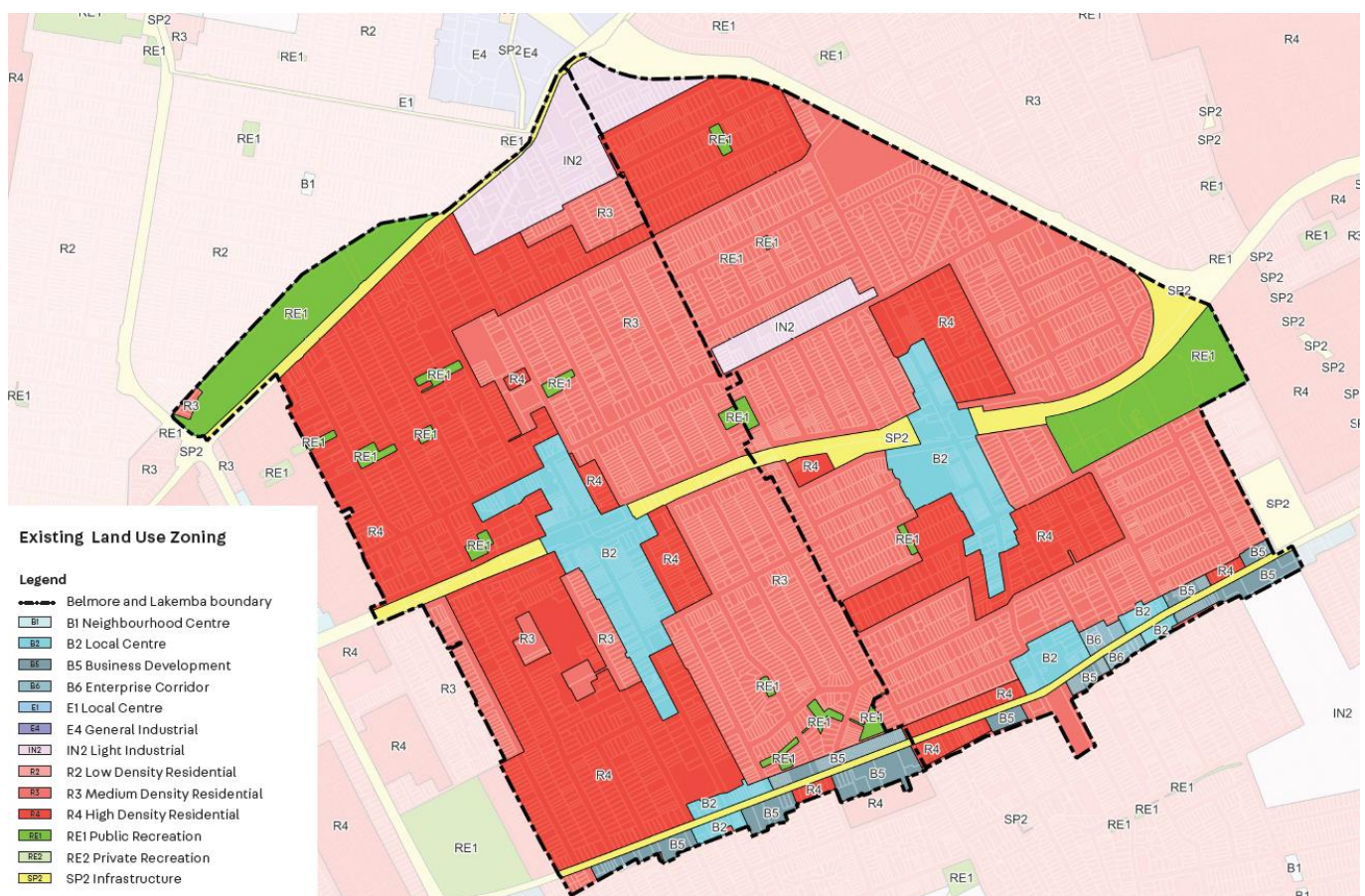
Key features of the proposed land use zone amendments include:

- Rezone areas of R3 Medium Density Residential to R4 High Density to increase housing supply close to transport and services.
- Rezone select areas of existing B5 Business Development along Canterbury Road to B2 Local Centre to reflect previous strategic planning investigations known as the 'Canterbury Road Review' and encourage more active uses and retain land suitable for urban services.
- Rezone select areas of R3 Medium Density Residential to R2 Low Density Residential to retain the existing neighbourhood character where medium density cannot be suitably accommodated.
- Provide for additional areas of RE1 Public Recreation.

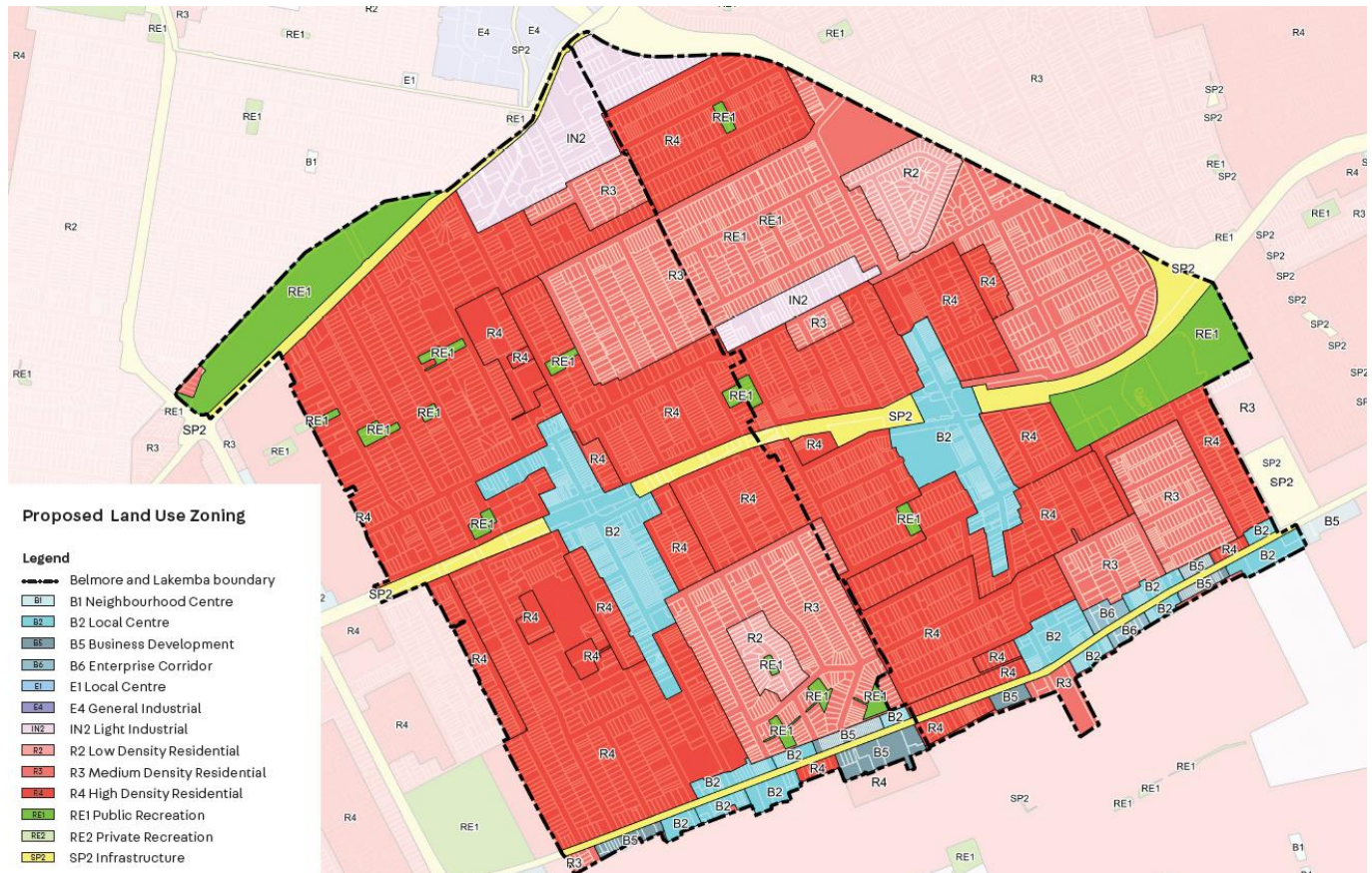
For the avoidance of doubt, the submission will utilise existing Land Use Zones under the LEP.

Separate to the TOD Program, Council is also preparing LGA wide amendments to the LEP which will update Land Use zones to be consistent with the Standard Instrument LEP (i.e. renaming of 'B' Business zones to 'E' Employment zones).

Council will work with DPHI to ensure that land use zones applied through the TOD Program align with the wholesale employment zone amendments in due course.



Land use zones (existing)



Land use zones (proposed)

How this differs to the State Government TOD approach

The State Government's TOD Program would permit Residential Flat Buildings and Shop Top Housing anywhere within 400m of the station (measured in a straight line). Whilst not yet adopted, the State-wide low- and mid-rise reforms are anticipated to permit Residential Flat Buildings on existing R3 land and multi-dwelling housing (town houses) on existing R2 zoned land within 800m of train/metro stations. Shop Top Housing would not be permitted beyond the 400m catchment by this reform. 'Terraces' and 'manor homes' would be permitted on existing R2 zoned land within 800m of a station.

Council's alternative approach permits these uses beyond the 400m radius where appropriate and prohibits these uses where there is lower density character desired to be retained.

Council's alternative approach also prohibits any form of residential accommodation except for Shop Top Housing in the B2 Local Centre zone to retain employment and services at the centre of these precincts.

8. Removal of Additional Permitted Use 13 and 30 on Select Sites

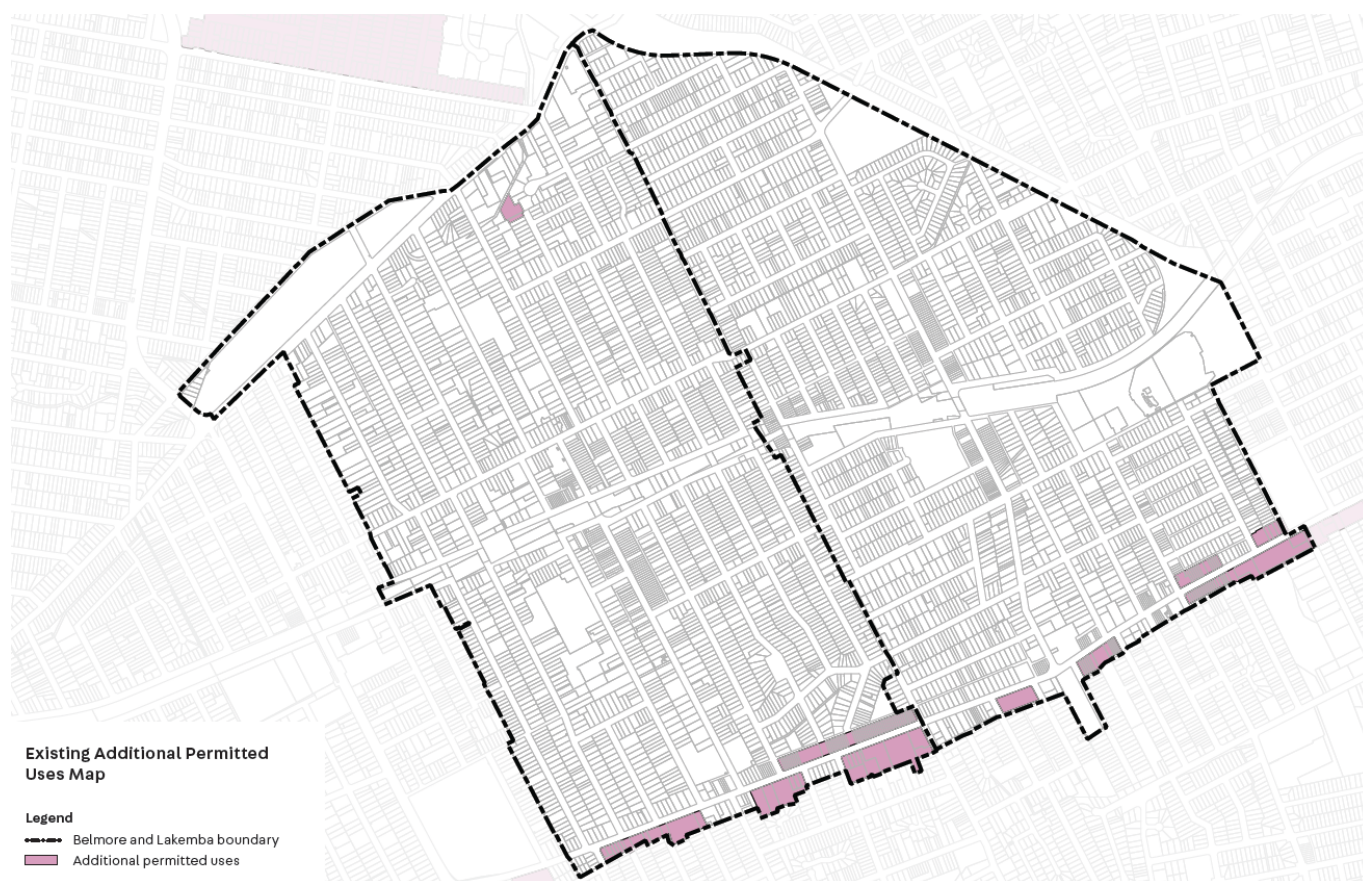
Schedule 1 of the LEP identifies additional permitted uses (APUs) for particular land in the LGA. The application of additional permitted use 13 and 30 is proposed to be removed from select B5 Business Development sites along Canterbury Road.

This effectively removes Residential Accommodation and Shop Top Housing as permissible land uses, to retain the employment and service function of this corridor. The submission is informed by the Canterbury Road Review completed by Council in 2018. It seeks to incorporate the recommended changes to zoning around key nodes, focusing on employment uses and confining residential development to specific parts of the corridor.

Council also strongly recommends that any changes to zoning, height and FSR controls for sites along Canterbury Road are contingent on the changes to APUs being adopted by the NSW Government. Otherwise, there would be a risk of incentivising further residential development along the Canterbury Road corridor, risking poor urban design and amenity outcomes for future residents.

An exception to the proposed deletion is 818-826 Canterbury Road Roselands (SP 75539) as there is an existing mixed use development on that site.

An additional APU is proposed to apply to 67 Wangee Road, Lakemba (Lots A & B, DP 376741) to permit 'funeral home' and 'mortuary' at an existing place of public worship. This will formally allow for culturally appropriate funeral services to be undertaken in association with existing uses on site.



Additional Permitted Uses (existing)



Additional Permitted Uses (proposed)

9. Floor Space Ratio

FSR controls have been reviewed with consideration for appropriate built form and amenity outcomes and development feasibility. Proposed amendments include:

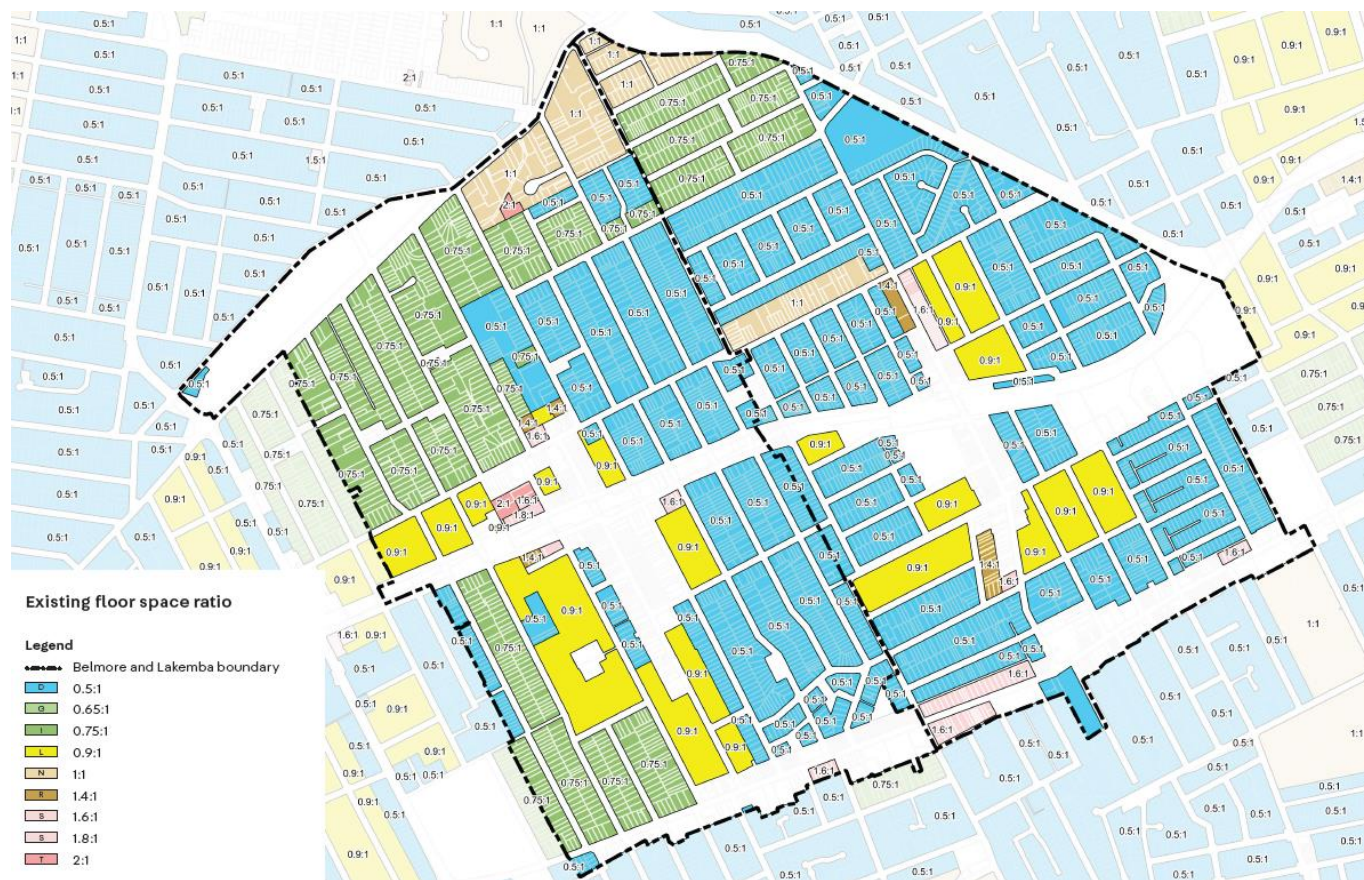
- Introduce a FSR of 3:1 on land zoned B2 Local Centre, where no FSR currently applies.
- Increase FSR on select sites capable of residential development, generally ranging from 2.9:1, 2.5:1, 2.2:1, 2:1, 1.7:1 and 1.2:1.
- Increase FSR on R3 Medium Density Residential sites from 0.5:1 to 1.7:1 to encourage a greater uptake rate of redevelopment and provide for housing diversity.
- Introduce FSR controls to B5 Business Development and B6 Enterprise Corridor zoned sites along Canterbury Road.
- Introduce a reduced maximum FSR where a development lot does not meet minimum lot size requirements to appropriately accommodate the full FSR as mapped:
 - FSR of 1.2:1 to apply where a lot is greater than 1,200sqm and less than 1,500sqm.

A **basement floor space** clause is also proposed to allow additional floor space beyond the maximum FSR control applying to land in the B2 Local Centre zone, only if the additional floor space is contained within a basement level and does not result in adverse impacts on the street level public realm.

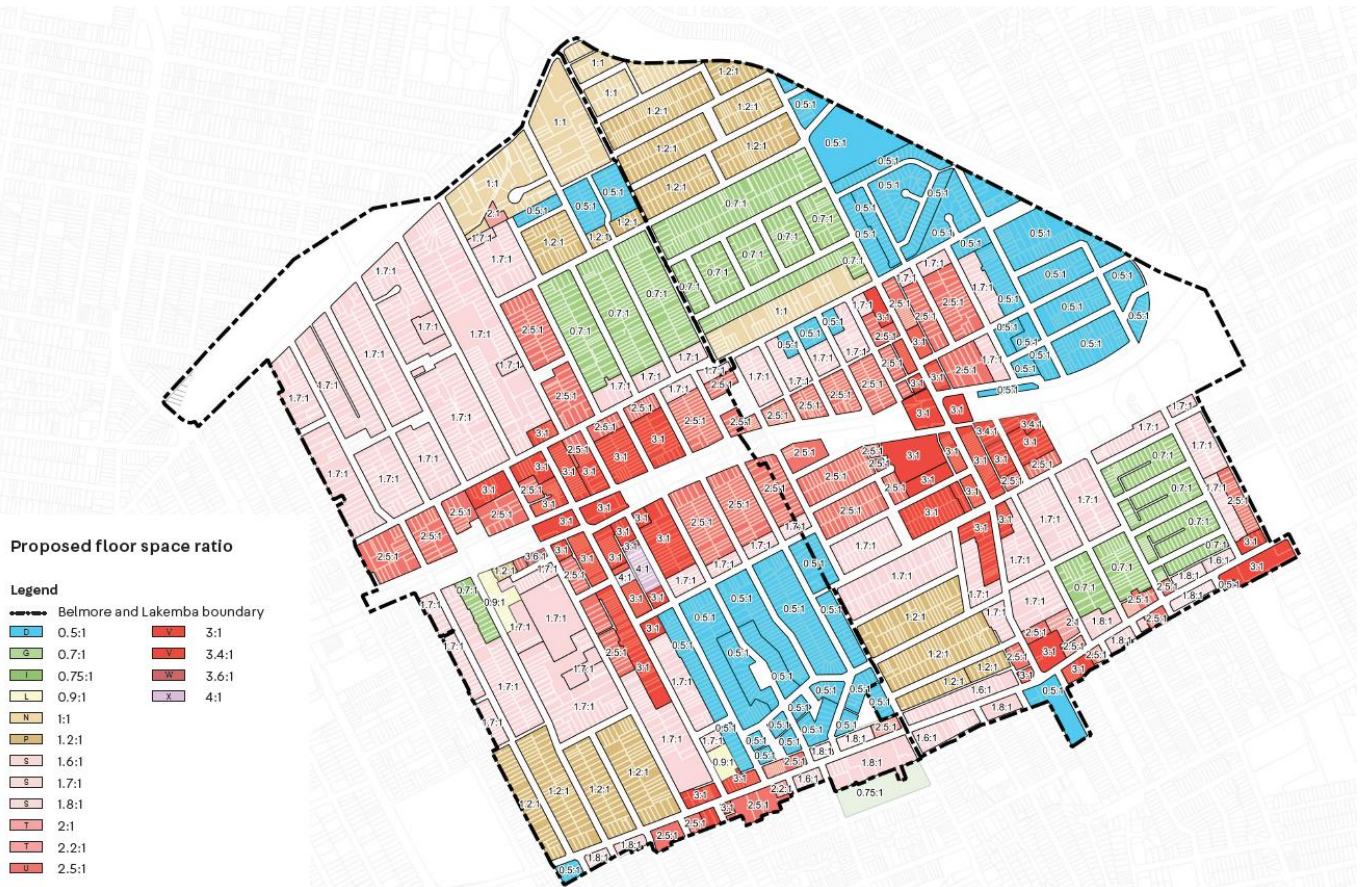
This provision is intended to enable land uses which require larger floorplates (e.g. neighbourhood supermarkets, registered clubs, function centres and entertainment facilities) to be located underground, to reduce their extent at street level, to encourage greater ground floor permeability and improve

streetscape activation. The need for an additional supermarket in these precincts has been identified through floor space demand analysis and it is hoped that this provision will encourage its delivery.

This supports the protection of employment within the precincts. Draft LEP clauses are provided at *Appendix A* to this RPP.



Floor space ratios (existing)



Floor space ratios (proposed)

How this differs to the State Government TOD approach

The State Government's TOD Program would permit a FSR of up to 2.5:1 for all Residential Flat Buildings and Shop Top Housing anywhere within 400m of the stations (measured in a straight line). The State-wide low- and mid-rise reforms are anticipated to permit a FSR of 2:1 for Residential Flat Buildings and 0.7:1 for multi-dwelling housing up to 800m from a train/metro station.

Council's alternative approach provides a range of varying development densities across the precinct, generally greatest close to the station. This provides for better mitigation of potential amenity impacts, a greater range of housing typologies, and a more varied and interesting streetscape character. The feasibility of these controls including public benefit obligations as outlined in this RPP have been considered to ensure the FSRs provide sufficient uplift to incentivise the redevelopment of sites and encourage housing delivery.

10. Height of Buildings

The proposed maximum building heights have been developed with consideration for appropriate built form, amenity outcomes and development feasibility. The heights provide for appropriate flexibility in built form articulation while establishing an appropriate Local Centre character and transition in hierarchy from vibrant High Streets around the Metro Stations to the quieter residential neighbourhoods beyond.

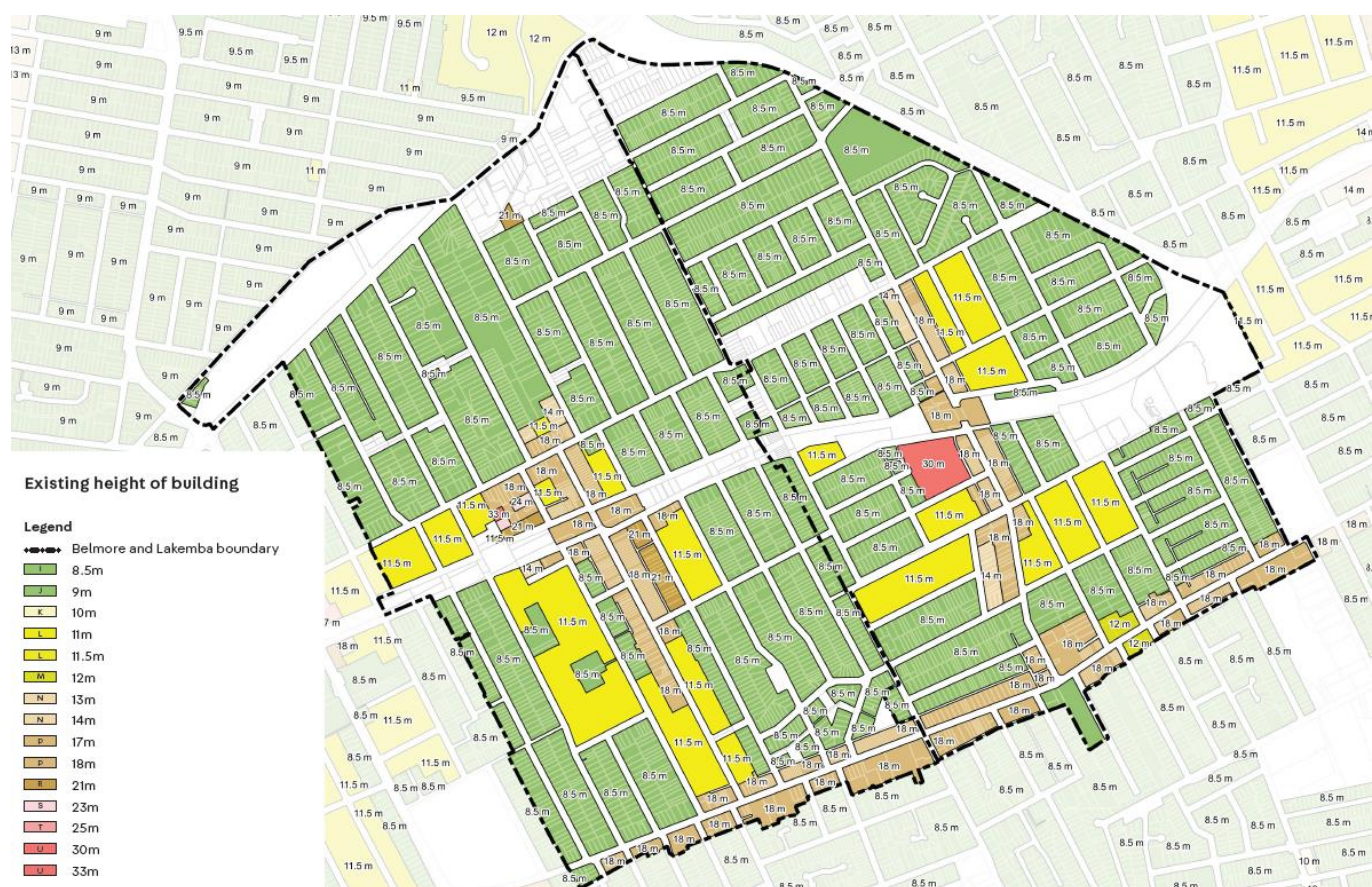
Key features of the proposed height of buildings amendments include:

- Increase building heights within the B2 Local Centre zone generally from 18m (existing), up to 23m (proposed).
- Increase building heights within the R4 High Density Residential zone, generally from between 8.5m and 11.5m (existing); to 23m, 33m and 43m (proposed), with heights increasing towards stations.
- Increase building heights on key sites up to 62m and 52m, in part, to offset land to be dedicated to new publicly accessible open space.

A **rooftop gardens clause** is also proposed to allow additional height beyond that permitted by the Height of Buildings, if used for the provision of rooftop gardens.

This is intended to encourage provision of rooftop gardens, which allow activation of otherwise lost spaces, enabling additional planting, aiding stormwater management, and reducing energy consumption and urban heat.

The clause is proposed to avoid the reduction of development yield as a consequence of providing a rooftop garden and in so doing, discouraging their inclusion in development applications. Draft LEP clauses are provided at *Appendix A* to this RPP.



Height of buildings (existing)



Height of buildings (proposed)

How this differs to the State Government TOD approach

The State Government's TOD Program would permit six storeys for Residential Flat Buildings (22m) and Shop Top Housing (24m) anywhere within 400m of the station (measured in a straight line). The State-wide low- and mid-rise reforms are anticipated to permit a building height of 16m for Residential Flat Buildings and 9.5m for multi-dwelling housing up to 800m from a train/metro station.

Council's alternative approach provides a range of varying building heights across the precinct, generally tallest close to the station. This provides for better mitigation of potential amenity impacts, a greater range of housing typologies, and a more varied and interesting skyline.

11. Minimum Lot Size

A new minimum lot size control would apply to the development of Residential Flat Buildings and Shop Top Housing. This control encourages amalgamation of land to provide sufficient development areas and discourage the creation of isolated development sites.

Minimum lot sizes of 1,000m², 1,200m² and 1,500m² are proposed, requiring a greater minimum site area to develop sites with greater maximum building heights. The proposed minimum lot widths have been informed by investigating the existing subdivision pattern and desired development outcomes to develop site requirements and anticipate likely site amalgamation patterns.

These minimum lot sizes have been developed to provide sufficient space for landscaping that will complement the building form and encourage a streetscape with a generous landscaped character. The control ensures development sites have sufficient area to provide adequate access, parking, landscaping and building separation. It is considered that the proposed minimum lot sizes enable the FSR and heights to be realised and provide sufficient uplift to adequate incentive the anticipated site amalgamations and redevelopment.

This relationship between building heights and development density has been tested with 3D modelling to ensure sufficient space is provided for adequate building separation, solar access, site access, open space provision, and landscaping that will complement the building form and enhance the streetscape.

A reduction in the minimum lot size for Dual Occupancy development is proposed within the TOD Precincts, to ensure consistency and in line with more recent initiatives for other areas of the LGA. This also helps increase local housing diversity and allows for modest increasing in housing capacity within R2 zones.

The application of Clause 4.1A of the LEP would be expanded to apply to the proposed R2 zoned land within the TOD Precincts to apply a minimum lot size of 500m² for dual occupancies (attached).

Draft LEP clauses are provided at *Appendix A* to this RPP.

How this differs to the State Government TOD approach

The State Government's TOD Program does not impose any minimum lot size provision. The State-wide low- and mid-rise reforms do not propose a minimum lot size for Residential Flat Buildings either but do propose a non-refusal standard of 600m² for multi-dwelling housing.

Council's alternative approach provides a range of varying minimum lot sizes which consider the development's relationship with building height and density to achieve appropriate built form massing, streetscape character and high amenity outcomes. Council's approach will encourage amalgamation of sites for more orderly and efficient development, provide greater flexibility in building envelopes and allow for greater landscaping for new buildings.

12. Minimum Lot Frontage

A range of minimum lot frontages (applicable to Residential Flat Building, Shop Top Housing, Multi-Dwelling Housing and Co-living development) are proposed to ensure that development sites are appropriately scaled proportionate to their built form, to achieve the desired development pattern and ensure streetscapes are not dominated by vehicle driveways and utility infrastructure.

An escalating scale of 20m, 30m and 36m is proposed, requiring a greater minimum frontage to develop sites with greater maximum building heights.

Like minimum lot sizes, these minimum lot frontages have been developed to provide sufficient space for landscaping that will complement the building form and encourage a streetscape with a generous landscaped character. They also allow development to be orientated to address the street for improved streetscapes, passive surveillance, and establish edges and defined paths for a more comfortable pedestrian experience.

In addition to benefits to the streetscape, wider lot frontages provide for greater flexibility in building envelopes and greater opportunity for considered configuration, especially at the upper levels as well as greater opportunities for solar access, as confirmed by 3D modelling testing undertaken for this suite of controls. Belmore and Lakemba are characterised by relatively deep blocks, providing sufficient opportunity to achieve the required lot amalgamation, and ensuring the lot frontages are not overly restrictive and development remains feasible.

Draft LEP clauses are provided at *Appendix A* to this RPP.

How this differs to the State Government TOD approach

The State Government's TOD Program requires a minimum lot width of at least 21m at the front building line for all Residential Flat Buildings and Shop Top Housing. The State-wide low- and mid-rise reforms do not propose a minimum lot width for Residential Flat Buildings but propose non-refusal standard of 12m minimum lot width for multi-dwelling housing.

Council's alternative approach provides a range of varying minimum lot frontages which considers the development's relationship with building height to achieve appropriate built form massing. Council's higher lot frontage requirements provide for a more landscaped streetscape and greater flexibility in building envelopes.

Council's approach also imposes these requirements on Co-living development as this built form is similar in nature to Residential Flat Buildings and Shop Top Housing.

A summary of the proposed minimum lot size and lot frontage controls is provided in the table below.

Area to which control applies (within Belmore and Lakemba TOD Precincts)	Development typology	Minimum lot size	Minimum lot frontage
All land use zones except Zone B2	Residential Flat Buildings, Co-living or Shop Top Housing up to 17m (4 storeys)	1,200m ²	30m
All land use zones except Zone B2	Residential Flat Buildings, Co-living or Shop Top Housing of 18m-29m (5-8 storeys)	1,500m ²	30m
All land use zones except Zone B2	Residential Flat Buildings, Co-living or Shop Top Housing of 30m (9 storeys) or greater	1,500m ²	36m
B2 zoned land only	Shop Top Housing up to 24m (6 storeys)	-	30m
B2 zoned land only	Shop Top Housing of 25m (7 storeys) or greater	-	36m
All land use zones	Multi-Dwelling Housing	1,000m ²	20m

13. Active Street Frontage

A requirement to provide ‘active’ frontages to the street exists across selective sites across Canterbury-Bankstown. These sites are required to promote uses that attract pedestrian activity along nominated ground floor street frontages and to present facades that encourage physical and visual interaction between internal and external spaces along the building wall.

It is proposed to introduce active frontages at key locations along Haldon Street and Gilles Lane, as well as a new through-site pedestrian link centrally within this block. This is intended to maximise pedestrian activity around Lakemba Station and the high street to the new community centre and open space at Quigg Street. Active street frontage requirements are not proposed elsewhere across the precincts, so not to be overly restrictive on potential land uses and development feasibility.



Active street frontages (proposed)

How this differs to the State Government TOD approach

The State Government’s TOD Program requires Residential Flat Buildings in the B1 zone to have active frontages. Under the TOD Program, a development is taken to have an active street frontage if the ground floor has building design elements that encourage interaction between the inside of the building and the external public areas adjoining the building.

The State-wide low- and mid-rise reforms do not require development to have active frontages.

Council’s alternative proposal nominates a key location in the vicinity of 111 Haldon Street, Lakemba as appropriate to require specific design outcomes that maximise pedestrian activity and amenity. This seeks to activate a new through-site pedestrian link to connect the station and high street to a new community precinct and public open space for improved permeability, amenity and safety.

An ability to apply site-specific provisions in the context of feasibility testing and targeted requirements is a key benefit of a place-based approach over the state-wide approach that might otherwise be imposed.

14. Heritage

Council plays an important role in heritage management by identifying, assessing and managing heritage items and places in the area.

Having considered heritage values within the precincts, a new Heritage Conservation Area is proposed around the Dennis Street Reserve locations in Lakemba reflecting the special character of this historic neighbourhood. An additional 35 items of local heritage significance are also proposed within the Belmore and Lakemba TOD Precincts.

An additional Heritage Conservation Area for Acacia and Myall Streets was also considered. However, this listing was not found to have sufficient grounds for listing in the context of its strategic location in close proximity to Belmore Metro Station, Burwood Road and regional open space.

Detailed descriptions of the proposed local heritage items and conservation area are provided at *Appendix D* to this RPP.

Dennis Street Heritage Conservation Area

Properties on both sides of Dennis Street including Dennis Street reserve represent a relatively intact grouping of Inter-War houses rare in the local area, with period subdivision pattern and planting.

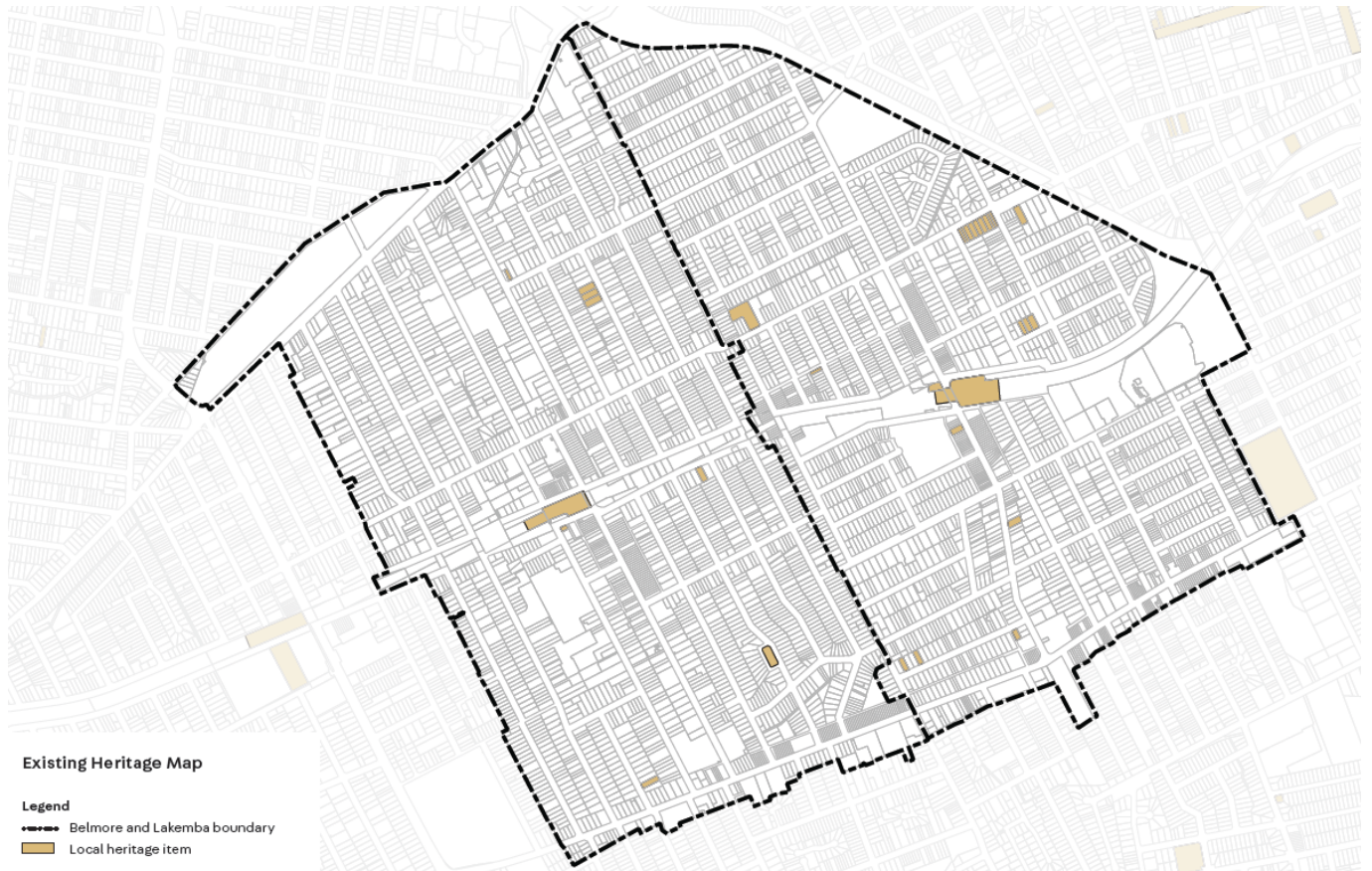
Proposed Local Heritage Items

The following 35 properties are identified for potential listing in Schedule 5 of the LEP.

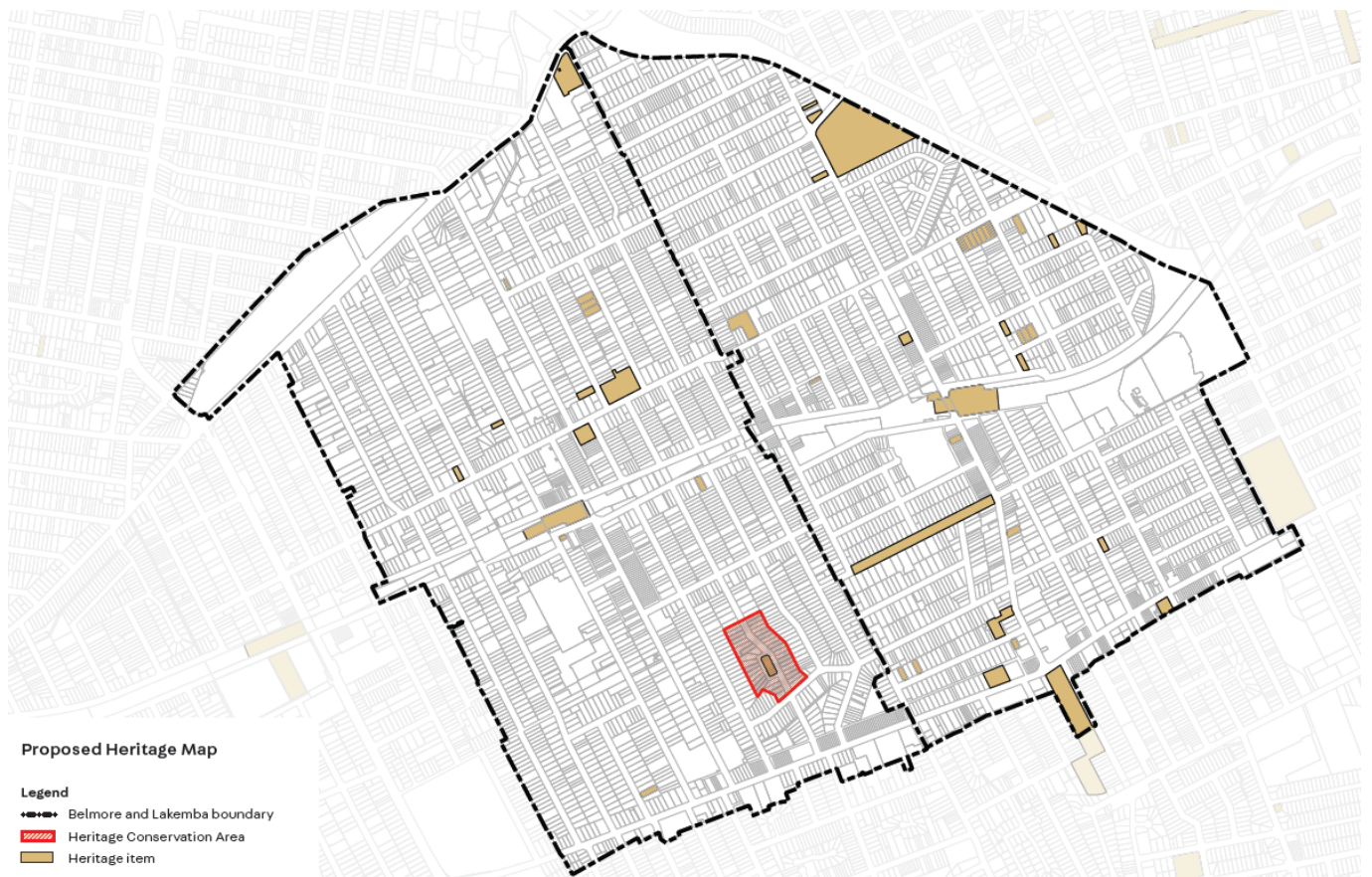
Suburb	Item name	Address	Property description	Significance
Belmore	Inter-War house 'Seivad'	1 Adelaide Street	Lot 2 DP 305505	Local
Belmore	Inter-War house	15 Adelaide Street	Lot 22 DP 9377	Local
Belmore	Federation house 'Hillcrest'	190 Burwood Road	Lot 3 Sec 1 DP 5224	Local
Belmore	Inter-War school building 'Belmore Boys High School'	193-201 Burwood Road	Lot 1 DP 811064	Local
Belmore	Federation and Inter-War school buildings 'Belmore North Public School'	193-201 Burwood Road	Lot 1 DP 811064	Local
Belmore	Inter-War church building 'The Salvation Army Citadel'	286-294 Burwood Road (Part)	Lot 16 DP 9626	Local
Belmore	Inter-War apartment building and shops	358 Burwood Road	SP 20736	Local
Belmore	Inter-War hotel 'Belmore Hotel'	377-383 Burwood Road	SP 3914	Local
Belmore	Inter-War commercial building	445-447 Burwood Road	Lot 1 DP 124634	Local
Belmore	Inter-War houses	494 and 496 Burwood Road	Lot A DP 328134	Local
Belmore	Inter-War electricity substation 'MC of S Electricity Dept. Substation No.274'	543 Burwood Road	Lot 1 DP 182151	Local
Belmore	Inter-War hotel 'St George Hotel'	618 Canterbury Road	Lot 1 DP 917680	Local
Belmore	Federation and Inter-War school buildings 'Belmore South Public School'	718 Canterbury Road	Lot A DP 953772	Local
Belmore	Inter-War and Post-War church buildings 'St Joseph's Catholic Church'	759-765 Canterbury Road	Lot 49 DP 1031432	Local
Belmore	Inter-War house 'Villa Maria'	44 Etela Street	Lot 1 Sec 6 DP 6388	Local
Belmore	Inter-War theatre—Paragon Theatre No. 2 (former)	1-1A Knox Street	Lot8 2 DP 125376	Local

Belmore	Inter-War electricity substation 'MC of S Electricity Dept. Substation No.276'	5 Knox Street	Lot 1 DP 182150	Local
Belmore	Avenue of Fig Trees – Leylands Parade	Leylands Parade (between Burwood Road and Peel Street)	-	Local
Belmore	Federation house (Child Care Centre)	23 Redman Parade	Lot 15 Sec 6 DP 6388	Local
Belmore	Inter-War house 'Altona'	18 Reginald Avenue	Lot 4 DP 307073	Local
Belmore	House	1 Wilson Avenue	Lot 57 DP 4387	Local
Lakemba	Post-War civic building 'Lakemba Baby Health Centre' and 'Lakemba Library' (former)	33–35 Croydon Street	Lot 1 DP 1208651	Local
Lakemba	House	112 Dennis Street	Lot 220 DP 12455	Local
Lakemba	Federation house 'Carinya'	2 Garrong Road	Lot 155 DP 3323	Local
Lakemba	Federation and Inter-War church 'Lakemba Uniting Church'	69–75 Haldon Street	SP 21859	Local
Lakemba	Inter-War hotel 'Lakemba Hotel'	146–148 Haldon Street	Lot 7 DP 7187	Local
Lakemba	Inter-War fire station 'Lakemba Fire Station'	210 Haldon Street	Lot 2 DP 515241	Local
Lakemba	Federation weatherboard house 'Roscoe'	8 Hampden Road	Lot 1 DP 503952	Local
Lakemba	St Therese Complex	151-165 Lakemba Street, 14 Yerrick Road	Lot 83 DP 3323	Local
Lakemba	St Andrews Anglican Church	154-158 Lakemba Street	Lot 2 DP 5340 Lot 3 DP 5340	Local
Lakemba	Federation weatherboard house 'Hanforth'	245A Lakemba Street	Lot 1 DP 5654	Local
Lakemba	Inter-War factor building 'Former Gartrell White Bakery'	444 Punchbowl Road	Lot 200 DP 838386	Local
Lakemba	Inter-War electricity substation 'MC of S Electricity Dept. Substation No.143'	23 Railway Parade	Lot 1 DP 306678	Local
Lakemba	Weatherboard Federation Bungalow	80 Sproule Street	Lot 1 DP 348611	Local
Lakemba	Federation house 'Robbieville'	69 The Boulevarde	Lot D DP 321173	Local

It is proposed that the above additional heritage items and Heritage Conservation Areas be included within Schedule 5 of the LEP 2023.



Items of heritage significance (existing)



Items of heritage significance (proposed)

15. Affordable Housing

An initial affordable housing contribution of 2% of the gross floor area (GFA) of development will apply to new Residential Flat Building and Shop Top Housing development across the TOD Precincts if the development has a GFA of at least 2,000m². The affordable housing contribution rate will increase over time to progressively ensure essential workers such as health workers, teachers and first responders can live closer to work (see the Table below).

Special rates will apply to key sites, reflecting the additional uplift these sites will benefit from and their ability to provide a greater public benefit to the community while remaining feasible.

These rates are based on feasibility analysis undertaken by Savills.

Site	Applicable date	Minimum contribution
Belmore and Lakemba TOD Precincts except where subject to key sites listed below.	Determined within 12 months of control being gazetted	2% of total GFA in perpetuity
	Determined within 12-24 months of control being gazetted	2.5% of total GFA in perpetuity
	Determined within 24-36 months of control being gazetted	3% of total GFA in perpetuity
Key sites: Site A – 26-62 Bridge Road, Belmore (Lot 101, DP 879064) Site B – 278 Burwood Road and 31-37 Cleary Avenue, Lakemba (Lot 1 DP 124465 and Lots 13,14 and 16 DP 35086) Site C - 194-214 Lakemba Street, 5-11 and 15-19 Croydon Street and 53-55 Railway Parade, Lakemba Site D – 29-59 Quigg Street South and 26-31 The Boulevard, Lakemba	-	5% of total GFA in perpetuity

Dwellings provided for affordable housing must be managed to maintain their continued use for affordable housing in perpetuity. The proposed clause allows for a monetary contribution to be made to Council in lieu of dedication of floor area as affordable housing.

The In-fill Affordable Housing bonus currently available under Chapter 2 of the Housing SEPP will not apply in the Belmore and Lakemba Precincts consistent with the Accelerated Precincts under the TOD Program so not to duplicate affordable housing provisions and to deliver a greater quantum of affordable housing in the long term.

The proposed Draft LEP clauses are provided at *Appendix A* to this RPP.

This provision for affordable housing in the Belmore and Lakemba TOD Precincts is intended to be added to the draft Affordable Housing Contribution Scheme prepared by Council that will apply to Bankstown City Centre. The Bankstown City Centre Scheme is currently under assessment by DPHI (PP-2022-1153).

How this differs to the State Government TOD approach

The State Government's TOD Program would impose a minimum 2% for all applicable development. It is noted that the State Government has flagged this rate is likely to be increased over time but has not published proposed future rates.

Council's alternative approach provides transparency to all stakeholders as to how the minimum requirement will increase over time. This provides greater financial certainty to developers and potentially encourages a quicker delivery of additional housing in the present crisis. It also provides a more considered approach to specific site where the proposed uplift is especially generous for a greater public benefit.

16. Supporting Infrastructure

Council will continue to advocate for the State Government to support their mandated uplift with appropriate regional infrastructure including arterial road upgrades, schools, hospital and regional planning fields. It is expected that the State Government will make appropriate commitments prior to the gazettal of any planning controls that would facilitate this growth and Council will advocate that Government deliver the required infrastructure.

For Council's part, the submission will also be supported by new and upgraded local infrastructure.

Additional public open space is proposed at:

- Wangee/Garrong Road
- Burwood Road
- Bridge Road
- Quigg Street South
- Croydon Street

Expansion and upgrade of existing open space is proposed at:

- Jubilee Reserve
- Peel Park
- Marie Street Reserve
- Harold Bull Reserve
- Anne Pringle Reserve

Further additional open space sites are also being investigated across the precincts.

Additional high amenity pedestrian connections are proposed in key locations to improve connectivity and create new view corridors.

Council intends to consolidate and expand community facilities at Quigg Street South, Lakemba.

This proposed community infrastructure is illustrated in the map below.

The proposed mechanisms for the provision of this additional community infrastructure are summarised in the table below.

Community infrastructure	Delivery mechanism
Through site pedestrian links (4m wide)	Public access easement or dedication to Council by developers (at no cost)
Through site pedestrian [arcade] links (6m wide)	Public access easement to be maintained in perpetuity
Laneway extension (6m wide)	Public access easement or dedication to Council by developers (at no cost)
New open space – Key Sites	Provided by developers for public use and/or dedicated to Council (at no cost)
Addition of new sites for open space	Acquisition by Council
Widening of existing open space (6m wide)	Public access easement or dedication to Council by developers (at no cost)

Further detail is provided below and in the draft clauses at Appendix 1 to this RPP.

Land dedication and public access easements

Some of the land required for key through-site links and additional open space would be delivered through dedication to Council or provision of easements for public access in association with the redevelopment of these sites. The intention is that as each subject site develops, it will provide a mid-block pedestrian link to improve walkability and connectivity in strategic locations across the precincts. Most of these connections would be approximately 4 metres wide landscaped connections open to the sky. Additionally, a few short connections would be approximately 6 metres wide and potentially through buildings (such as an arcade). Details of these pedestrian link locations and widths would be provided in the DCP.

In addition to these pedestrian links, some existing vehicle laneways would be extended as listed below:

- Davids Lane, Lakemba
- Gillies Lane, Lakemba
- Haldon Lane, Lakemba
- Quigg Lane, Lakemba
- Anderson Lane, Belmore
- Waverly Lane, Belmore
- Edison Lane, Belmore
- Wortley Avenue, Belmore

Land acquisition

Some of the land required for additional open space across the precincts (zoned RE1 Public Recreation) would be included on the Land Reservation Acquisition map under the LEP 2023 and identified in a Local Contributions Plan for acquisition by Council.

The sites which are proposed to be added to the Land Reservation Acquisition map for the purposes of additional open space are:

- Lot 126 DP 12455 - 106 Chalmers Street, Lakemba
- Lot 125 DP 12455 - 104 Chalmers Street, Lakemba
- Lot 108 DP 12455 - 84 Chalmers Street, Lakemba
- Lot 1 Sec 8 DP 8140 - 38 Collins Street, Belmore
- Lot 27 Sec 8 DP 8140 - 73 Leylands Parade, Belmore

To create a more useable open space network across the precincts, and to assist with the funding of acquisition of additional open space sites, Council intends to delete the following properties from the Land Acquisition Map:

- Lot 1 DP 214615 - 137 Moreton Street, Lakemba
- Lot 3 DP 310176 – 121 Dennis Street, Lakemba
- Lot 130 DP 12455 - 118 Quigg Street, Lakemba



1:12,500 0 100 200 300 400 500M

Legend

- Belmore and Lakemba local centre boundaries
- ↔ Existing and proposed through site links - minimum 4m land dedication
- Laneway extension - 6m land dedication
- Widening of existing through site link - 3m land dedication
- ↔ Existing and proposed retail lanes - 6m pedestrian link
- ★ Location for new community facility
- ★ Open space to be provided on key sites - land dedication (open space location TBC)

- Future open space and community precinct subject to site-specific master plan
- Enhanced existing open space - expansion
- 6m land dedication along lot boundary for open space expansion
- Existing or proposed addition to land reservation acquisition map for new open space or open space expansion
- Lots removed from land reservation acquisition map
- Open space precinct subject to existing or future master plans
- Open space investigation areas
- Other existing open space

Proposed additional local infrastructure

17. Protection of Employment Floorspace

An Economic and Land Use Study for Belmore and Lakemba was prepared by independent development feasibility experts to analysis employment trends and drivers, floor space demand, supply and capacity, feasibility analysis and planning options to support local employment. The lessons from this study have been considered and applied in this RPP.

In accordance with recommendations of the Economic Study, it is proposed that land for employment opportunities and services are to be retained on the ‘high streets’ at the centre of the precincts.

How this differs to the State Government TOD approach

The State Government’s TOD Program mandates the permissibility of Residential Flat Buildings in the B2 Local Centre zone in a TOD Precinct. The State-wide low- and mid-rise reforms do not propose to permit residential uses outside of residential zones.

Council’s alternative approach deliberately retains the existing prohibition of residential accommodation in the B2 Local Centre zone to protect employment floor space and provision of urban services close to homes and transport.

18. Sustainability and Resilience

Council seeks to improve resilience, and protect and prioritise nature in and around the city to enhance environmental sustainability and improve the quality of life for residents.

The RPP will be accompanied by DCP provisions to provide detailed planning controls to guide development outcomes specific to the Station Precincts.

In addition to urban design outcomes, the DCP will set controls that improve health, wellbeing, economic and social outcomes and provide greater resilience to mitigate risks. Improved sustainability and resilience will be achieved through appropriate planning for growth and development.

Stated objectives and associated controls in the DCP will seek to improve outcomes for the natural environment. Developers will be encouraged to work with Council to deliver appropriate investment in ecologically sustainable development, reduced impacts on the environment and heat-island, and restorative initiatives.

19. Design Excellence

Clause 6.15 of the LEP ensures development of a significant nature exhibits high quality architectural, urban and landscape design.

Council has a Design Review Panel that will review and provide guidance on applicable development.

The Clause requires the consent authority to consider the following matters:

- Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved
- Whether the form and external appearance of the development will improve the quality and amenity of the public domain
- Whether the development detrimentally impacts on view corridors
- How the development addresses the following matters—

- heritage issues,
- the relationship of the development with other existing or proposed development on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
- bulk, massing and modulation of buildings,
- street frontage heights,
- environmental impacts, including sustainable design, overshadowing, wind and reflectivity,
- the achievement of the principles of ecologically sustainable development,
- pedestrian, cycle, vehicular and service access, circulation and requirements,
- the impact on, and any proposed improvements to, the public domain,
- the integration of utilities, building services and waste management infrastructure in the site layout and building design,
- Whether the development integrates high quality landscape design in the site layout and building design

The Clause applies to the following development types:

- Boarding houses with 4 or more storeys
- Multi-dwelling housing consisting of 10 or more dwellings
- Residential Flat Buildings with 4 or more storeys
- Schools with a gross floor area of 2,000m² or more
- Centre-based childcare facilities accommodating 100 children or more at one time
- Seniors' housing or co-living housing with 4 or more storeys
- Commercial premises with a gross floor area of 1,000m² or more
- Shop Top Housing with 4 or more storeys
- Warehouse or distribution centres with a gross floor area of 5,000m² or more
- Places of public worship with a gross floor area of 1,000m² or more
- Registered clubs with a gross floor area of 1,000m² or more

The Clause will continue to apply to any such development proposed within the Belmore and Lakemba TOD Precincts.

Ministerial Directions

20. Assessment Against Section 9.1 Ministerial Directions

Section 9.1 Ministerial Directions have been addressed in the table below.

Requirements Table

Local Planning Direction	Response
Focus area 1: Planning Systems	
1.1 Implementation of Regional Plans	The RPP is meeting the objectives of the GSRP and South District Plan by delivering housing and jobs in appropriate locations.
1.2 Development of Aboriginal Land Council land	n/a
1.3 Approval and Referral Requirements	The amendments do not introduce any additional requirements for concurrence, consultation or referral with a Minister or public authority and would not identify development as designated development.
1.4 Site Specific Provisions	The amendments are not inconsistent with the direction more than a minor significance as they do not introduce any unnecessarily restrictive site-specific planning controls. The proposed controls allow for well-planned centres and community infrastructure. Urban design analysis indicates the proposed controls will allow for orderly and economic development of land within the precincts.
1.4A Exclusion of Development Standards from Variation	No change to Clause 4.6 of the LEP is proposed. The submission includes bonus height and floor space provisions to provide greater flexibility.
Focus area 1: Planning Systems – Place-based	
1.5 Parramatta Road Corridor Urban Transformation Strategy	n/a
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	n/a
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	n/a
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	n/a
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	n/a

1.10 Implementation of the Western Sydney Aerotropolis Plan	n/a
1.11 Implementation of Bayside West Precincts 2036 Plan	n/a
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	n/a
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	n/a
1.14 Implementation of Greater Macarthur 2040	n/a
1.15 Implementation of the Pyrmont Peninsula Place Strategy	n/a
1.16 North West Rail Link Corridor Strategy	n/a
1.17 Implementation of the Bays West Place Strategy	n/a
1.18 Implementation of the Macquarie Park Innovation Precinct	n/a
1.19 Implementation of the Westmead Place Strategy	n/a
1.20 Implementation of the Camellia-Rosehill Place Strategy	n/a
1.21 Implementation of South West Growth Area Structure Plan	n/a
1.22 Implementation of the Cherrybrook Station Place Strategy	n/a
Focus area 2: Design and Place	
Nil -	n/a
Focus area 3: Biodiversity and Conservation	
3.1 Conservation Zones	The submission does not impact any known environmentally sensitive areas.
3.2 Heritage Conservation	The submission seeks to conserve environmental heritage items and places by formally listing one new heritage conservation area and 35 new heritage items within the precincts.
3.3 Sydney Drinking Water Catchments	n/a
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	n/a
3.5 Recreation Vehicle Areas	n/a
3.6 Strategic Conservation Planning	n/a
3.7 Public Bushland	n/a
3.8 Willandra Lakes Region	n/a
3.9 Sydney Harbour Foreshores and Waterways Area	n/a
3.10 Water Catchment Protection	n/a
Focus area 4: Resilience and Hazards	

4.1 Flooding	Stantec has undertaken a review of the flood implications in Belmore and Lakemba against this direction, which is provided in <i>Appendix C</i> . Areas with high flood hazard have not been identified for intensification.
4.2 Coastal Management	n/a
4.3 Planning for Bushfire Protection	n/a
4.4 Remediation of Contaminated Land	n/a
4.5 Acid Sulfate Soils	The intensification proposed includes limited lands that are identified on the Acid Sulfate Soils Planning Map as being affected by Class 5 Acid Sulfate Soils. The LEP currently has a robust provision for managing Acid Sulfate Soils of varying severity. The existing provisions of the LEP will continue to apply to the Planning Proposal area and will ensure that the intended future management of Acid Sulfate Soils is achieved.
4.6 Mine Subsidence and Unstable Land	n/a
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	Consistent, as the submission utilises the new Metro Station and improves access to housing, jobs and services by walking, cycling and connection public transport.
5.2 Reserving Land for Public Purposes	DPHI has advised that further studies of infrastructure capacity are not required. As such, infrastructure requirements have been considered by Council in the development of these Transport Oriented Development Precincts. The RPP is consistent as the submission reorders land for public purposes and provides additional areas of RE1 Public Recreation.
5.3 Development Near Regulated Airports and Defence Airfields	n/a
5.4 Shooting Ranges	n/a
5.5 High pressure dangerous goods pipelines	n/a
Focus area 6: Housing	
6.1 Residential Zones	Consistent, as the submission provides greater variety and choice of housing types and makes efficient use of existing infrastructure and services.
6.2 Caravan Parks and Manufactured Home Estates	n/a
Focus area 7: Industry and Employment	
7.1 Employment Zones	Consistent, as the submission protects existing employment land and encourages employment growth in suitable locations.
7.2 Reduction in non-hosted short-term rental accommodation period	n/a
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	n/a

Focus area 8: Resources and Energy	
8.1 Mining, Petroleum Production and Extractive Industries	n/a
Focus area 9: Primary Production	
9.1 Rural Zones	n/a
9.2 Rural Lands	n/a
9.3 Oyster Aquaculture	n/a
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	n/a

Next Steps

Following the close of exhibition, Council will review submissions and finalise the LEP amendments, working with DPHI to bring them into effect.

The following associated planning documents will be progressed concurrent with the amendment of the LEP controls and will be placed on public exhibition as a later date.

- **Site Specific Development Control Plan** – to set detailed planning controls to guide development outcomes specific to the Station Precincts including car parking rates, minimum setbacks and street wall heights to name a few.
- **Amendment to Canterbury Bankstown Local Contributions Plan 2022** – to provide an equitable framework to levy developers to support uplift with appropriate local infrastructure and ensure there is no additional burden to existing ratepayers.

DPHI is aiming to implement the TOD planning reforms in Belmore and Lakeba Precincts by the end of 2024.

How to Get Involved

Thank you for your interest in this exhibition.

Council welcomes your feedback on the submission outlined in this RPP. Your feedback will help us better understand the views of the community and assist us in finalising the proposed amendments outlined in this RPP.

Submissions can be made to Council via the Have Your Say page:

Belmore TOD Precinct: **[cb.city/BelmoreMasterPlan](https://haveyoursay.cbcity.nsw.gov.au/BelmoreMasterPlan)**

Lakemba TOD Precinct: **[cb.city/LakembaMasterPlan](https://haveyoursay.cbcity.nsw.gov.au/LakembaMasterPlan)**

If you do not want your name published, please state this clearly at the top of your submission. Council will publish all individual submissions and a summary report on all submissions after the exhibition period has ended.

For further information about our privacy policy and related information practices, or to access or correct your personal information, or make a complaint, please visit

<https://haveyoursay.cbcity.nsw.gov.au/privacy-policy> or contact us on **[haveyoursay@cbcity.nsw.gov.au](mailto:haveyoursay@cbccity.nsw.gov.au)**

If you have questions or want to learn more about the project, please contact Mr Liam Rogers, Executive Planner - Urban Renewal using the contact details below.

Email: Liam.rogers@cbccity.nsw.gov.au

Post: Mr Liam Rogers, Executive Planner - Urban Renewal, City of Canterbury Bankstown PO Box 8, Bankstown NSW 1885

Phone: (02) 9707 5596

Appendices

A - Draft LEP Clauses

B – Draft LEP Maps

C – Flood Study (Stantec)

D - Heritage Descriptions