



# **Belmore Local Centre Master Plan**

**Landowner & Planning Proposal  
Applicant Vision Submission**

**Information & Guidance Pack**

September 2022



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## 1.0 Introduction

Council has commenced master planning of Belmore to realise the vision set for this centre in Council's Local Strategic Planning Statement, *Connective City 2036*.

As part of the early engagement for the Belmore Master Plan, Council is seeking submissions from large landholders and planning proposal applicants on the potential of their site to contribute to the renewal and revitalisation of Belmore. This is an opportunity for landowners and planning proposal applicants to provide Council with detailed ideas on how the vision for their site aligns with the aspirations for the broader centre.

Submitters will need to demonstrate how future development on their site responds to the *Planning Priorities* for Belmore.

*Note, that Council is also providing this submission opportunity to community members. More information on the landowners and planning proposal applicant process can be found on [Council's Have Your Say page](#).*

### 1.1 Background

In 2019, Council completed our Local Strategic Planning Statement *Connective City 2036*. This document set out a high-level land-use vision for Canterbury-Bankstown, including a centres approach to growth.

A centres approach to growth means that most of Council's future jobs and housing growth will occur in existing centres with infrastructure and transport access, whilst our low density suburban areas are retained.

*Connective City 2036* identifies Belmore as a local centre suitable for a greater mix of housing, jobs and urban services.

### 1.2 Purpose

The Vision Submission process creates an opportunity for Council to engage through an open and structured process.

This is an idea generating process, with the intention to discover and discuss innovative concepts for Belmore that could produce good urban outcomes. This process will also allow Council to provide landholders and planning proposal applicants with an early understanding of the priorities for Belmore.

This document provides interested landowners and Planning Proposal applicants with information and guidance on the process and expectations for submissions.

### 1.3 Landowner and Planning Proposal Applicant Submission Objectives

The objectives of the Vision Submission process are to:

- Meaningfully engage with interested parties early in the master planning process
- Provide large landholders and Planning Proposal applicants with an understanding of Council's and the community's aspirations for Belmore as set out in *Connective City 2036*, Council's Local Strategic Planning Statement and the Canterbury Road Review
- Provide an opportunity to collaborate, explore and share ideas for Belmore



- Discuss opportunities for larger landholdings, namely the ability to provide good urban outcomes for the community and environment
- Document the outcomes in a transparent manner



## **2.0 Submission requirements**

### **2.1 Landowner & planning proposal applicants submitters**

Landowners and planning proposal applicants with a parcel of land over 1,500sqm wholly or partly within the Master Plan Study Area (see appendix for area map) are invited to prepare a maximum 20-page submission outlining their ability to respond to the *Planning Priorities* for the Master Plan (covered in Section 3) on their site.

Landholder and planning proposal applicant submitters must:

- Own a property over 1,500sqm wholly or partly in the Master Plan area
- Identify who owns the site subject to the visioning application, including ownership agreements (i.e. an options agreement). For sites with less than 1,500sqm in area, a multi-landowner and multi-site submission is acceptable, provided the combined site area is above 1,500sqm
- Address all Planning Priorities in Section 3. This should include written responses to each of the criteria as well as images as necessary. See Section 2.3 below for more detail
- Address all the information requirements stipulated in this document
- Stipulate if a planning proposal or development application has been submitted for the site in question in the past 5 years
- Landowner submissions must show how the site will connect to surrounding areas and contribute to the centre beyond the boundaries of the site
- Accept that the submission will be publicly available on Council's Have Your Say webpage

### **2.3 Submission Requirements**

All submissions must:

- Be presented in a single document up to 20 pages long (20mb maximum size).
- Include a vision statement that holistically articulates the aspirations for the subject site
- Include a written response to each of the Planning Priorities, with a maximum of 1 page dedicated to each priority
- Address as many of the relevant considerations within the Planning Priorities as possible, however it is noted that not all considerations will be applicable. If it is not possible to respond to a Planning Priority, an alternative solution can be offered
- Align with the aspirations of strategic plans and policies listed under each priority
- Include graphics, maps, designs and plans as appropriate to demonstrate the vision and/or respond to planning priorities



- Be made via the online form available at [cb.city/BelmoreMasterPlan](https://cb.city/BelmoreMasterPlan). A full submission document will be accepted with the maximum document upload size of 20MB

Visions are to be submitted to Council by **5.00pm, 23 October 2022**.

Please see the checklist at the end of this document to ensure all submission requirements are covered before submitting. Please see the submission templates in the Appendix for optional use.



## 3.0 Planning Priorities

Council will be focusing on 6 key areas as part of the Master Plan. These planning priorities are key to creating sustainable, liveable and productive local centres. The priorities and corresponding considerations are not listed in order of importance rather they are considered part of a holistic approach to planning great centres.

All submissions must detail how your vision responds to the key Planning Priorities and the relevant considerations below.

### 1. Movement and Access

This priority covers how the community move around their centre including active transport, public transport, laneways (for servicing/waste), parking and the management of vehicle movements.

Demonstrate how your vision:

- Delivers an interconnected and accessible walking and cycling network
- Promotes the use of public transport
- Links parking requirements to public transport access
- Considers the impact of large developments on traffic conditions within the study area
- Addresses ride and car share arrangements (e.g. Go Get Cars, Lime Bikes etc)
- Ensures local freight requirements are efficiently met to support successful commercial, retail and industrial areas
- Addresses on-site waste management for the site to ensure minimal impact on the public realm and enable efficient collection

*Aligns with:*

- LSPS: Evolution 2 - Movement for commerce and place

### 2. Activities and Economy

This priority covers supporting a thriving local economy including employment floor space, night time economy, street activations and events.

Demonstrate how your vision:

- Contributes to providing new local jobs to the centre
- Supports large and small events and enables street activation, including outdoor dining, active streets and contributing to small and large scale events (such as at Belmore Sports Ground)





- Maintains an appropriate provision of commercial/retail floor space in the centre
- Could stimulate a diverse evening economy that focuses on not only dining but includes other businesses or experiences after 5pm
- Enhances the character of key shopping areas and maintains retail and commercial usage
- Sustainably retains and manages existing industrial land
- Aligns with the Canterbury Road Review recommendations around removing the permissibility of residential uses in B5 Business Development zone along Canterbury Road

*Aligns with:*

- LSPS: Evolution 3 - Place for commerce and jobs
- Employment Lands Strategy (Aim 9)

### **3. Character and Built Form**

This priority covers the quality of buildings and local character, specifically; density, zoning and height, building typologies, design excellence, the public domain and heritage buildings.

As a local centre with high amenity and good connectivity, Belmore has a role to play in accommodating jobs and housing growth. Your vision should respond to the role of this centre.

Demonstrate how your vision:

- Supports the role of Belmore as a Local Centre, which provides a mix of housing, business and recreation opportunities near good public transport connections
- Accommodates additional housing appropriate to the size and function of Belmore
- Champions and delivers high quality design within the public and private realm
- Protects environmental and built heritage
- Designs buildings that are aesthetically pleasing as well as practical, and well maintained and cared for
- Delivers design solutions that draw on an understanding of place and respond to the unique historical, cultural, environmental, and social characteristics of the centre
- Delivers a diversity of building typologies in appropriate locations
- Provides a mix of densities and heights within walking distance of stations with appropriate transitions to low density housing
- Positively contributes to the quality and amenity of the public domain in terms of landscaping, passive surveillance, visual interest, and the interface of public and private domain
- Proposes built form controls for future development e.g. land use zoning, buildings height, floor space ratio (NB: response to this dot point is optional)



- Positively contributes to the urban context and site conditions in terms of natural features, built form, streetscape, street wall height, building separation, setbacks, amenity, building bulk and modulation

Aligns with:

- LSPS: Evolution 8 – Design Quality
- Planning Proposal – Canterbury Bankstown Consolidated LEP Clause 6.14 Design Quality

#### 4. People in Place

This priority covers planning for a centre where people from all backgrounds, ages and needs are welcome. It covers planning for housing diversity catering to all stages of life, universal design, affordable housing as well the celebration of multicultural and Aboriginal culture/connection to country in a high quality public realm.

Demonstrate how your vision:

- Plans for high quality and welcoming public domain and public spaces including the provision of public art and other place making interventions
- Celebrates Aboriginal and Torres Strait Islander culture and heritage through physical features of the city
- Contributes to delivering affordable homes
- Contributes to delivering accessible homes
- Provides housing choice to suit each life stage through a range of housing typologies
- Provides dwelling mix within developments to reflect household need

Aligns with:

- LSPS: Evolution 6 - Urban and Suburban Place, Housing the City
- LSPS: Evolution 7 - Cultural Place and Space
- Housing Strategy
- Affordable Housing Strategy actions

#### 5. Community Infrastructure and Open Space

This priority covers the provision of open space, community infrastructure and physical infrastructure like new laneways, cycle paths or utility upgrades, to support growth and change.

Demonstrate how your vision can:

- Encourages streets and buildings to be orientated towards parks and create opportunities for new green corridor links



- Contributes to the network of parks, open spaces, vegetated spaces of appropriate scale, and the links between them
- Contributes to a range of informal passive and active recreational opportunities or renewal of existing spaces
- Explores opportunities for new or improved community and cultural facilities or connections to other community and cultural facilities in neighbouring centres
- Maximises the use of key open space opportunities for the local community as well as visitors from further afield. This should include connecting to and leveraging Belmore Sportsground and Terry Lamb Reserve
- Could deliver high quality and appropriate community benefits as part of the development such as open space and infrastructure public benefits

Aligns with:

- LSPS: Evolution 4 Blue web
- LSPS: Evolution 5 – Green web

## 6. Sustainability and Climate Resilience

This priority covers creating a sustainable and resilient community including establishing higher sustainability measures in buildings, improving resilience to urban/natural hazards and creating new ecological initiatives in the centre.

Demonstrate how your vision:

- Works towards creating a net zero City and centre
- Integrates waterwise practices in the design of buildings, parks and streets
- Contributes to the tree canopy target of 15% to 25% in centres to reduce the heat island effect in suburban and commercial areas
- Has the potential to connect pockets of habitat across urban areas through tree and vegetation corridors
- Creates buildings that are sustainable, use materials that are built-to-last and are resilient to extreme weather events
- Improves resilience to climate change through optimised building design by:
  - Achieving the principles of ecologically sustainable development
  - Addressing environmental impacts such as solar access, visual and acoustic privacy, wind, reflectivity, urban heat and water-sensitive urban design
  - Integrating waste management infrastructure in the site layout and building design.
- Delivers deep soil on-site to achieve the Green Web Actions outlined in Council's Local Strategic Planning Statement



- Delivers increased building sustainability standards through higher BASIX and NABERS ratings to achieve net-zero emissions by 2050
- Explores innovative and cost-effective mitigation and management strategies to reduce water and energy usage in new buildings
- Delivers infrastructure for electric vehicle charging

Aligns with:

- LSPS: Evolution 9 - Sustainable and Resilient Places
- Planning proposal – Canterbury Bankstown Consolidated LEP Clause 6.14 Design quality



## 4.0 Frequently Asked Questions

The following are some frequently asked questions relevant to large landowners and planning proposal applicant submitters.

### Who can submit their vision?

Council is inviting both large landholders and any interested community members to share their vision to help shape the future of the centre. There are some criteria that submitters must meet in order to be eligible for consideration:

#### Landholder and Planning Proposal Applicant submitters must:

- Own a property over 1,500sqm wholly or partly in the Master Plan area
- Identify who owns the of sites subject to the visioning application, including ownership agreements (i.e. an options agreement). For sites with less than 1,500sqm in area, a multi-landowner and multi-site submission is acceptable providing the combined site area is above 1,500sqm
- Address all the items stipulated in the information package.
- Stipulate if a planning proposal or development application has been submitted for the site in question in the past five years.

### Why are only owners of larger landholdings (over 1,500sqm) invited to participate in this process?

Large parcels of land play an important role in delivering the vision and objectives of a master plan. A large parcel of land in single ownership, or an amalgamated site with cooperating owners, is more likely to be developed than multiple small sites with fragmented ownership. Due to economies of scale, large sites also typically have the greatest potential to deliver public benefit.

Good master planning involves considering a precinct holistically by understanding how future developments on key sites will work together to revitalise a centre. Given that larger development sites will have the most impact in a centre, it is important to understand the future intentions for large parcels of land within a centre. This Vision Submissions process provides an opportunity for an open dialogue with key landholders and planning proposal applicants about their future plans.

Landowners with smaller parcels of land are welcome to submit a vision for the centre as whole as a community member. Alternatively, a joint submission of adjoining landowners is accepted.

### Is this a formal exhibition of the Master Plan?

No, Council is yet to develop Belmore Master Plan. This process does not constitute exhibition of the draft Master Plan. This is part of a series of early engagement activities with the community and stakeholders to gather ideas for the future of the centre.



Council will engage on a draft version of the Master Plan, before undertaking a formal exhibition process associated with a planning proposal.

**Does Council have to implement the visions submitted?**

No. This is an idea generating process, with the intention to discover innovative concepts for the centre that produce good urban outcomes. Council will consider all ideas and matters raised the submission alongside other engagement outcomes and supporting technical studies and urban design analysis.

**Are Landowner submissions or Planning Proposal Applicant submissions considered formal Development Applications or Planning Proposals?**

No. The submissions are only considered as part of the early engagement phase for Belmore Local Centre Master Plan. The submissions are not assessed against any planning controls or as part of a determination pathway for a development application or planning proposal.

**Will my submission be made publicly available?**

Yes, all materials submitted to Council will be published on Council's HaveYourSay website during the master planning process. This will ensure the public are able understand the nature of these submissions and Council's role in the process.

**How will Council ensure transparency in this process?**

Engagement material issued by Council and responses from community members and landowners will be made publicly available on Council's Have Your Say Page. In addition, Council has engaged an independent probity referee to oversee engagement with landowners and community members when required.

**Is this process compulsory?**

No, the process is entirely optional.

**My question was not answered**

Please contact Council's City Shaping Team via email, [haveyoursay@cbc.city.nsw.gov.au](mailto:haveyoursay@cbc.city.nsw.gov.au) or 9707 8120.



## 5.0 Submission Checklist

Use this checklist to ensure your submission includes all the information and content required:

Information / Content	Included
<b>Submitter Details</b>	
Full names of all submitters	
Contact details of all submitters	
Identify any properties or businesses owned by the submitter/s	
Stipulate who the vision is submitted by or on behalf of.	
Identify who owns the of sites subject to the visioning application, including ownership agreements (i.e. an options agreement)	
Stipulate if a planning proposal or development application has been submitted for the site/s	
<b>Submission Requirements</b>	
Submission is 20 pages or less	
All Planning Priorities are addressed in full (1 page per priority):	
1 Movement and Access	
2 Activities and Economy	
3 Character and Built Form	
4 People in Place	
5 Community Infrastructure and Open Space	
6 Sustainability and Climate Resilience	
Address and Lot/DP of the subject site/s	
Description of the site/s including total size	
Maps and plans (if relevant)	

Please see the submission templates in the Appendices for optional use.



## APPENDICES

### Appendix 1 – Belmore Master Plan Study Area



Note - The Study Areas for other master plans can be found on Councils Have Your Say website.





## Appendix 2 - Submission Templates (for optional use)

The following template is provided to demonstrate a recommended structure for your submission. This is provided for optional use and is not a mandatory structure.

### LANDOWNER OR PLANNING PROPOSAL APPLICANT SUBMISSIONS TEMPLATE

#### Part 1 Submitter Details

Submitter Names (include names of those who the vision is submitted by or on behalf of)	
Site owners including ownership agreements (i.e. an options agreement)/	
Addresses of other properties and/or businesses owned by any Submitters.	
Contact person Email Phone Postal Address	
Site address/es and Lot/DP	
Brief description of site including size	
Address of any planning proposal or development application submitted for the site/s in the past 5 years	



## Part 2 Vision Submission

### 2.1 Background, Site and Context Information (up to 2 pages)

- *Include any relevant background to the centre, your site and your submission to help set the scene for your vision.*
- *Provide information on strategic planning alignment.*
- *This should include site photos.*

### 2.2 Vision for the site and centre (up to 1 page)

- *Include a written vision statement*
- *Include images, maps and plans as appropriate to illustrate your vision*

### 2.3 Summary of site vision (up to 2 pages)

- *Capture the key features in a short summary*

### 2.4 Planning Priorities (up to 6 pages)

- **Movement and Access (1 page)**
  - *Address considerations*
  - *Include images, maps and plans as appropriate.*
- **Activities and Economy (1 page)**
  - *Address considerations*
  - *Include images, maps and plans as appropriate*
- **Character and Built Form (1 page)**
  - *Address considerations*
  - *Include images, maps and plans as appropriate*
- **People in Place (1 page)**
  - *Address considerations*
  - *Include images, maps and plans as appropriate*
- **Community Infrastructure and Open Space (1 page)**
  - *Address considerations*
  - *Include images, maps and plans as appropriate*
- **Sustainability and Climate Resilience (1 page)**
  - *Address considerations*
  - *Include images, maps and plans as appropriate*

## Part 3 Appendices

*Include any relevant information in the appendix. Note this **will** count towards the page total.*