



Green Square Town Centre – Town Core Sites
Statement in response to Sustainable Sydney 2030

Target No.	2030 Target	Green Square Consortium / Landcom Response
1	Reduce 1990 green house gas emissions by 50 per cent	Efficient buildings built to Australian Best Practice, reduced reliance on private transport and increased public transport usage Connection to the Green Transformer for electricity and thermal energy.
2	Capacity to meet local electricity and water demand	Use of Green Transformer Energy, rainwater harvesting and use of recycled water from the Sydney Water Liverpool to Ashfield Pipeline
3	48,000 Additional dwellings	Provision of 1500 new dwellings of varied types including 180 -220 additional in planning gain
4	7.5 per cent of all housing social housing—7.5 per cent affordable housing	Complying with the current DCP requirements for affordable housing and work with the CoS, Financiers, and other not for profit service providers to explore a number of models for Key Worker housing and other specific groups like students, senior citizens which meet the "whole of life" approach of universal housing design for adaptability to allow aging in place.
5	97,000 additional jobs in the City	The diverse nature of the development with a mix of Commercial, retail and residential will create 4200 new jobs which includes 2433 from increased commercial floor space and 2500 construction jobs during the development stage.
6	80 per cent of City workers commuting on public transport—80 per cent of work trips by City residents in non private vehicles	Green Square is situated directly on a Railway node and is designed to encourage walking within the precinct to get to and from the station. It has an integrated network of paths and cycle ways which link to the existing city network making the 4.5km journey to the CBD an easy cycle or walk. The inclusion of significant commercial office space will in it self result in local employment opportunities negating the need to commute completely and along with minimum private parking facilities and provision of cycles to each dwelling promoting non private vehicular travel.
7	10 per cent of trips made in the City by cycling—50 per cent of trips made by walking	Green Square has an integrated network of paths and cycle ways which link to the existing city network making the 4.5km journey to the CBD an easy cycle or walk and along with minimum private parking facilities and provision of cycles to each dwelling promoting non private vehicular travel.
8	Every resident within a 10 minute (800m) walk to a main street	The new street layout provides a loop through the development which will be activated by retail along it full length form the High Street of Dunning Avenue down across the Civic Plaza into the Fresh Food Zone south of the Public Domain effectively putting all buildings on the path and all dwellings within 220m of the Civic Plaza
9	Every resident within a 3 minute (260m) walk of continuous green link	The design of Green Square Town Centre Core has one of the CoS defined Green Corridors run through the middle of the development with activated edges putting all dwellings within 220m of the recreational facilities.
10	The level of community cohesion and social capital will have increased	With a commitment to delivering the vision and an emphasis on design which results in providing a functional, safe, friendly environment with a sense of belonging and the facilities that a vibrant city village requires to ensure people will feel part of a community and as a consequence will trust those around them and feel trustworthy themselves.

Strategic Direction No.	Strategic Direction	Green Square Consortium / Landcom Response
1	A Globally Competitive and Innovative City	Providing for employment growth in the short and long term Entering into strategic partnerships with educational institutions such as Bond University for research and development Providing a masterplanned community in the city south midway CBD & Airport
2	A Leading Environmental Performer	Designing building to directly connect to the Green transformer network. Dual piped water reticulation system with recycled water sourced from the Sydney Water Liverpool to Ashfield Pipeline. Rainwater harvesting locally within each building for higher uses if NSW health approval received and WSUD throughout the development for stormwater management. Provision of a "blue green spine" through the public domain which replicates the urban stream and coupled with a active bioswale which captures and treats surface water before discharging it back into the canal system. Linked to our proposed education strategy for scholarships with Bond University to study Green Square as an Exemplar of sustainability and the Use as a pilot of Landcoms Precinx performance measurement tool for precinct type developments. The GSC/Landcom want to work with the CoS to develop a model of subsidised recharging for electric or hybrid cars from the Green Transformer to encourage take up of alternative fuel vehicles.
3	Integrated Transport for a Connected City	Green Square Town Centre Core is situated at the Green Square Railway station providing direct connection to the rail network, also providing a shared east - west transport corridor through the public domain which can accommodate buses or a future light rail to connect to the railway station making it a modal interchange. The street network is designed for shared zones for pedestrian and cycles in minor streets and dedicated cycle lanes and footpaths in the major thoroughfares. Carparking requirements have been minimised to reduce the demand for private vehicle use and encourage public transport and car share schemes which are proposed for the site with green vehicle priority parking. Real time public transport information via intranet along with Partnerships with community transport schemes (shuttle bus) and the implementation of Smart Travel Plans through the intranet
4	A City for Pedestrians and Cyclists	The street network is designed for shared zones for pedestrian and cycles in minor streets and dedicated cycle lanes and footpaths in the major thoroughfares. The new street layout provides a loop through the development which will be activated by retail along it full length from the High Street of Dunning Avenue down across the Civic Plaza into the Fresh Food Zone south of the Public Domain encouraging walking as the main means of access around the precinct and provision of a cycle to each dwelling promoting non private vehicular travel. Public and private bicycle storage with shower facilities and bicycle hire stations offering smart bicycles for rental.
5	A Lively, Engaging City Centre	The incorporation of retail at ground level across the whole development and the addition of the loop street and the retail in the public domain has created a finer grain and created more active edges to the public domain an street edges providing the opportunity for diversity of independent retail spaces including high street fashion, fresh food, food and beverage, show room, essential retail and services, laneways and threshold retail elements in public domain. Business incubation and support through 'loose fit' first floor commercial space and appropriate rental structure.

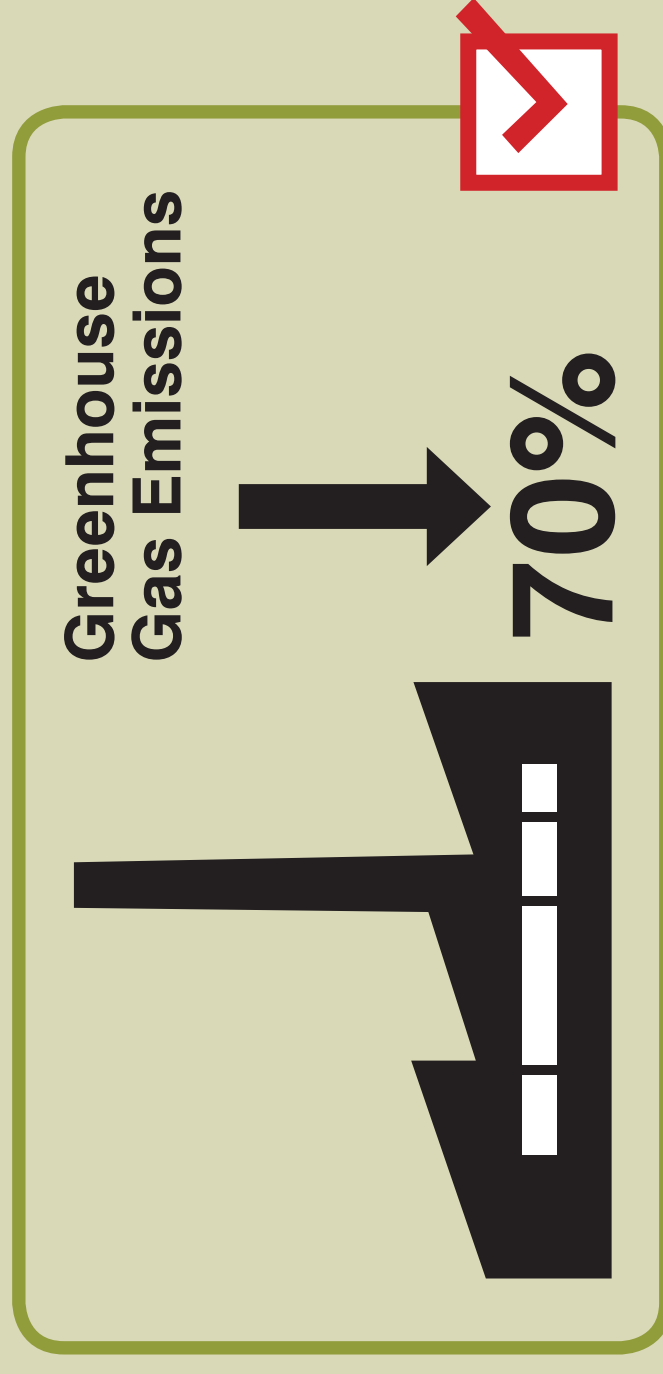
6	Vibrant Local Communities and Economies	Green Square has been identified as a key activity hub and will incorporate community assets and facilities consistent with the role of an activity hub within the public domain, the provision of interim Community spaces along Dunning Avenue under a rental structure arrangement until the Community Building is delivered in the public domain. Delivery partnerships with local organisations as well as skills training and development with local delivery partners. Adoption of the Leighton Indigenous Program to provide apprentice and other opportunities during the construction of Green Square and inclusion of the Mirvac School of sustainability at Bond University to sponsor research graduate programs in association with the development of Green Square. WiFi provision to selected areas of the Public Domain
7	A Cultural and Creative City	Potential Community Building delivery in partnership with City of Sydney to achieve overall integration along with implementation of Community & Cultural Strategy to provide opportunities for people to participate in community-building and cultural events initiated by a Community & Cultural Strategy to be reviewed by Independent Experts. (Independent Experts may include City Futures Institute, UNSECO Growing Up in Cities Project, Heart Foundation, UTS Designing Out Crime Unit) Appointment of a Place Manager for the first the first four years of the development completing its first dwellings to support day/night and weekday/weekday activation such as retail, commercial, residential, creative industries and community spaces Permanent art located in the public domain
8	Housing for a Diverse Population	GSC/Landcom will comply with the current Green Square Affordable Housing DCP (adopted by Council on 14 August 2002 and effective from 10 September 2002). The Green Square Affordable Housing DCP focuses on the provision of affordable rental housing. In addition to compliance with this DCP, GSC/Landcom is committed to the promotion of a socially diverse community within Green Square, specifically through the provision of offering diversity in accommodation. GSC/Landcom are exploring a number of models: Exploring options with financiers to launch a residential fund – potentially providing rental accommodation owned by a fund with an affordable housing component – possibly aimed at key workers Housing for specific market sectors – investigating options for purpose built housing for key groups such as students, hospital staff and senior citizens. Particular attention will be paid to exploring options that meet “whole of life” housing needs, for instance by providing adaptable housing that uses Universal Housing Design principles, as well as housing that promotes “ageing in place”. Negotiated planning concessions – identifying opportunities to gain planning bonuses from the City of Sydney in return for additional affordable housing delivery, and Home buyer financial products – working with financiers to develop a scheme to assist purchasers with initial capital or off set interest rates such as shared-equity arrangements Opportunities to partner in Government affordability initiatives potentially partnering with investors and an affordable housing manager to submit a tender under the National Rental Affordability Scheme Partnering with a not-for-profit housing association to manage any on site affordable rental housing and to develop an affordable housing product

9	Sustainable Development, Renewal and Design	Compliance with the planning and environmental concepts for the regeneration into a diverse mix of residential, commercial and retail with extensive public domain areas which include one of the CoS defined Green Corridors. A diversity of independent retail spaces including high street fashion, fresh food, food and beverage, show room, essential retail and services, laneways and threshold retail elements to a connected public domain through a network of cycling & pedestrian linkages, a coherent structure for streets & laneways within the site, an interconnected network of public domain areas & community facilities which add to existing social networks Above ground, adaptable car parking to provide long-term flexibility for changing car use patterns over time. Adaptive reuse of buildings located on Police site as temporary fresh food in Stage 1 until the permanent fresh food is delivered
10	Implementation through Effective Partnerships	GSC/Landcom has now the opportunity in partnership with City of Sydney to achieve the vision for sustainability at the Greater Green Square by overall integration of Sustainable 2030 strategies and in particular the Green Transformer, along with comprehensive community consultation and engagement programs, partnerships with locals schools, universities and TAFE and appointment of a Place Manager for the first the first four years of the development completing its first dwellings will enable effective delivery of the vision Community & Cultural Strategies will be reviewed by Independent Experts. (Independent Experts may include City Futures Institute, UNSECO Growing Up in Cities Project, Heart Foundation, UTS Designing Out Crime Unit) and the opportunity to partner in Government affordability initiatives potentially partnering with investors and an affordable housing manager to submit a tender under the National Rental Affordability Scheme will enhance the diverse mix of dwelling types.

RESPONDING TO 2030

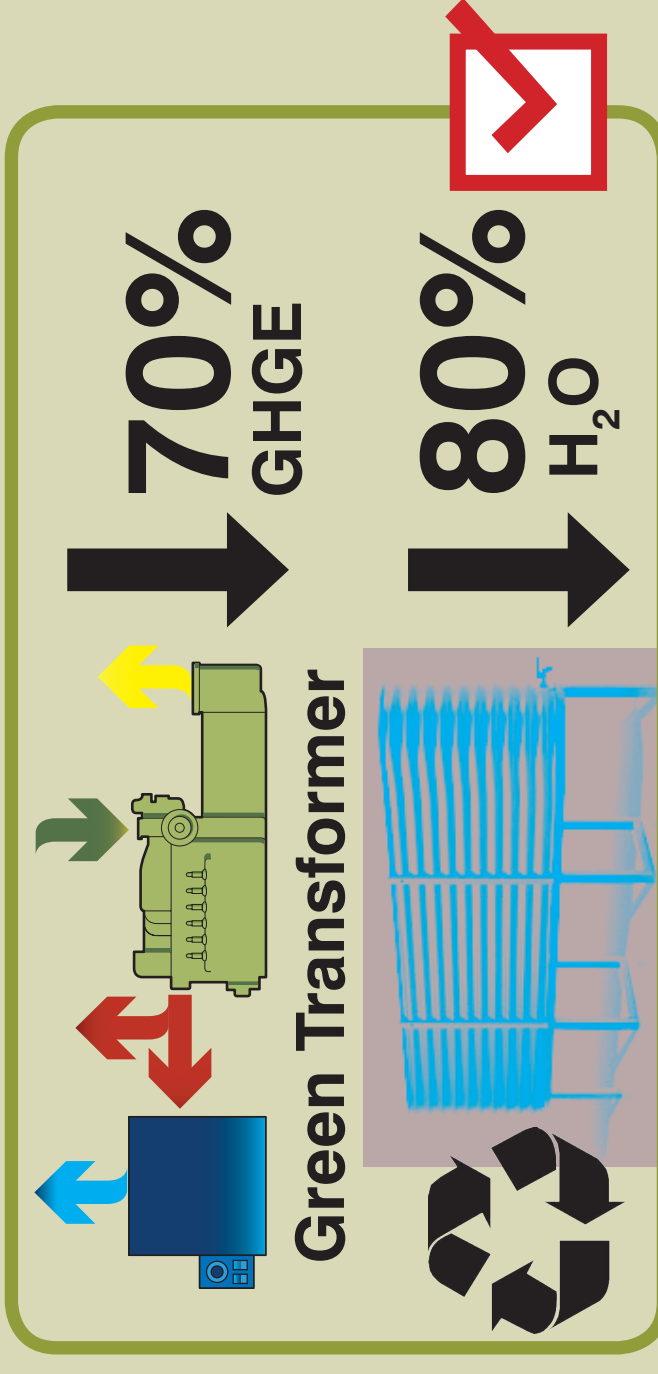
Target No. 1

Reduce 1990 green house gas emissions by 50 per cent



Target No. 2

Capacity to meet local electricity and water demand



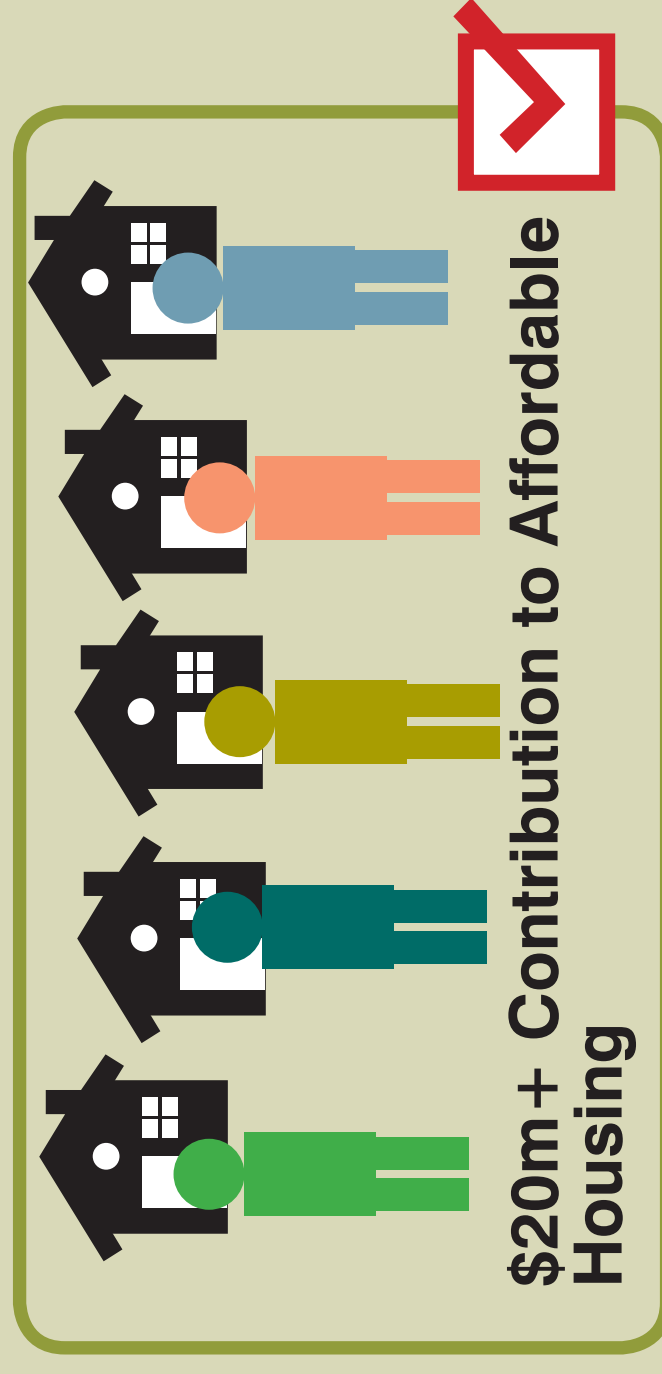
Target No. 3

48,000 additional dwellings



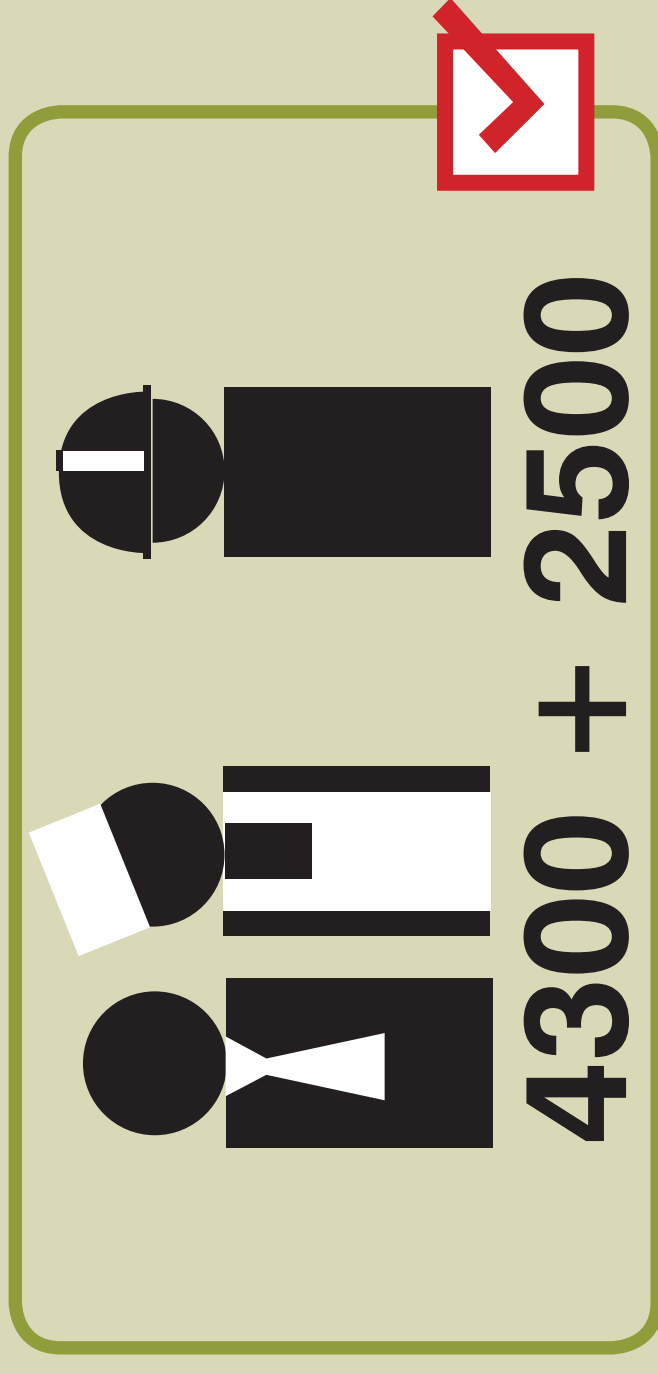
Target No. 4

7.5 per cent of all housing social housing - 7.5 per cent affordable housing



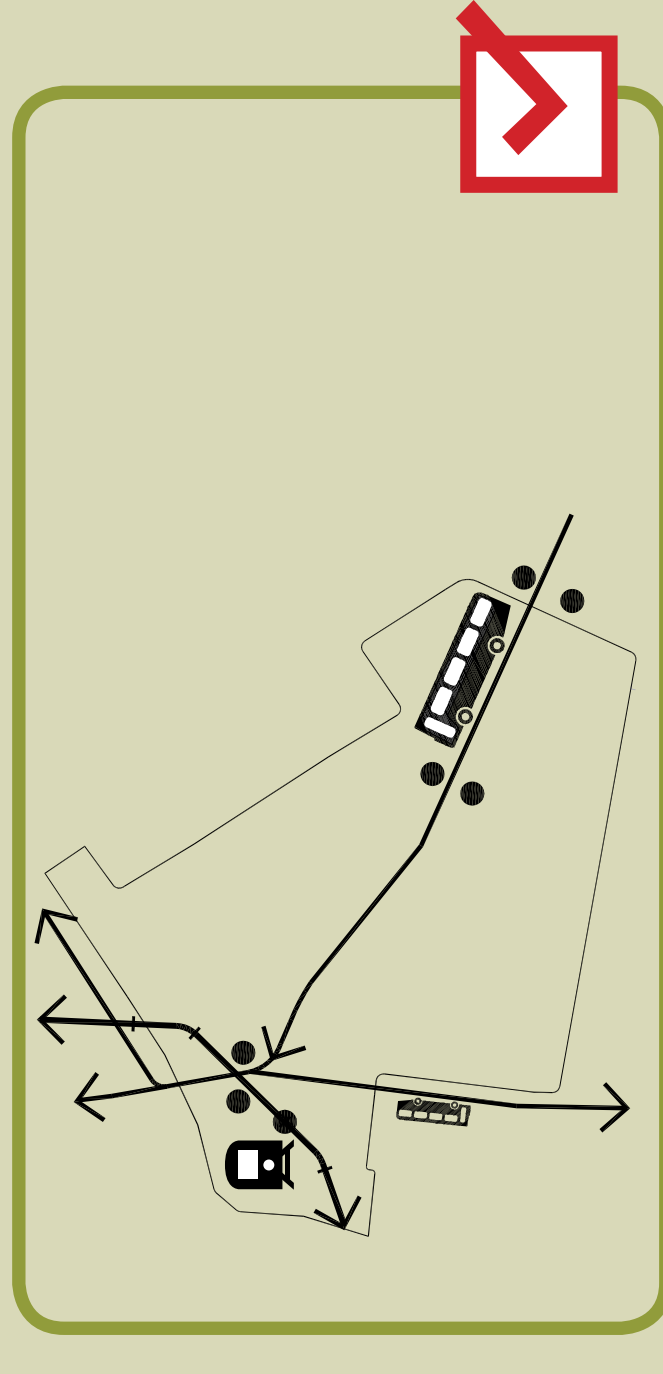
Target No. 5

97,000 additional jobs in the City



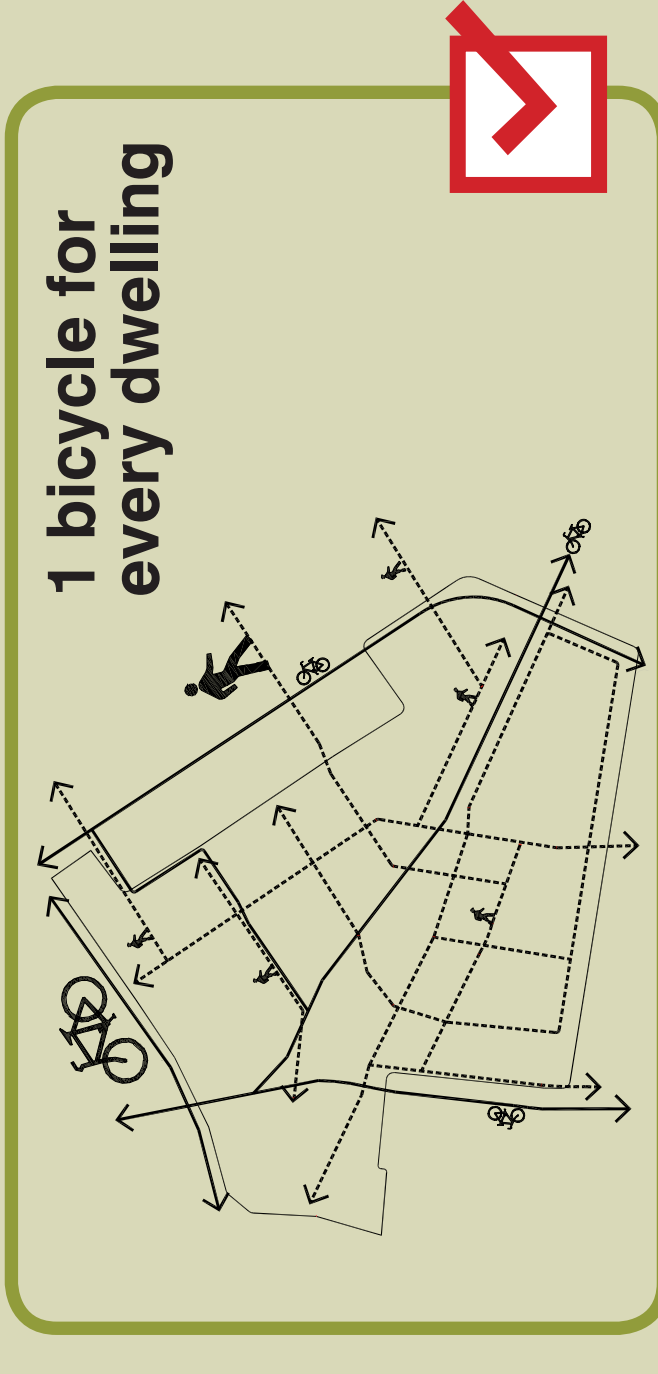
Target No. 6

80 per cent of City workers commuting on public transport - 80 per cent of work trips by City residents in non private vehicles



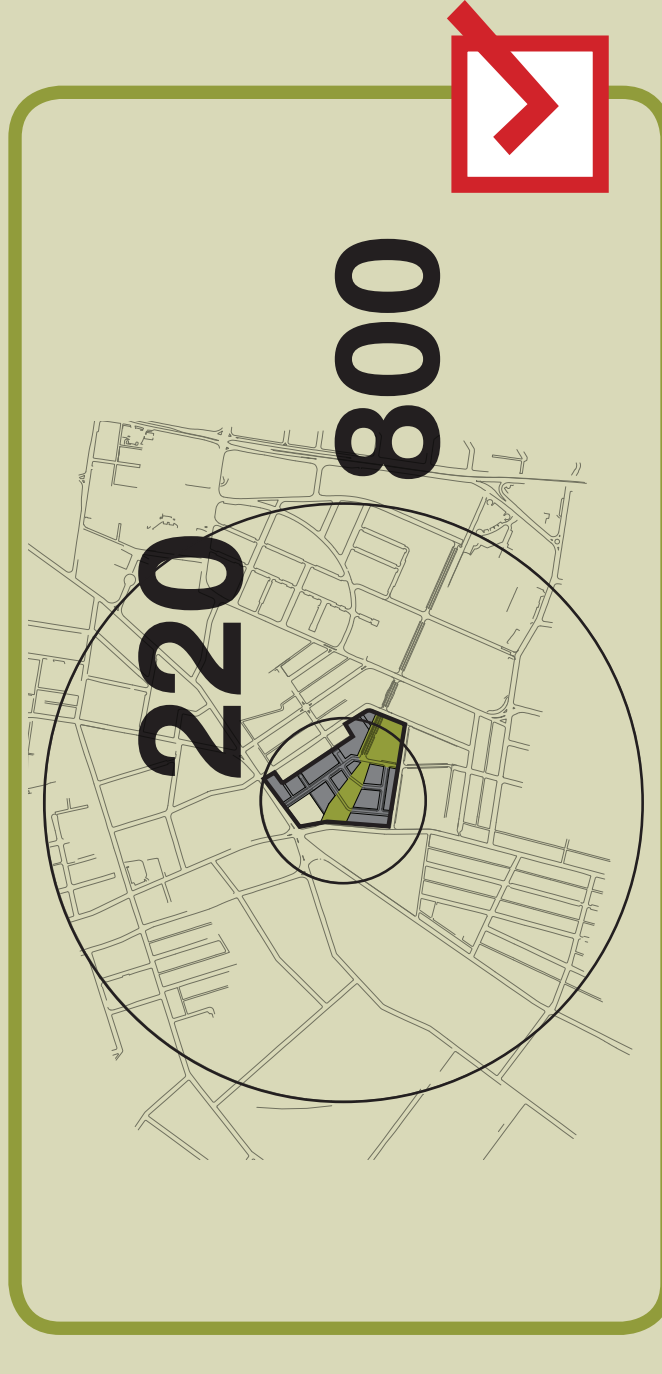
Target No. 7

10 per cent of trips made in the City by cycling - 50 per cent of trips made by walking



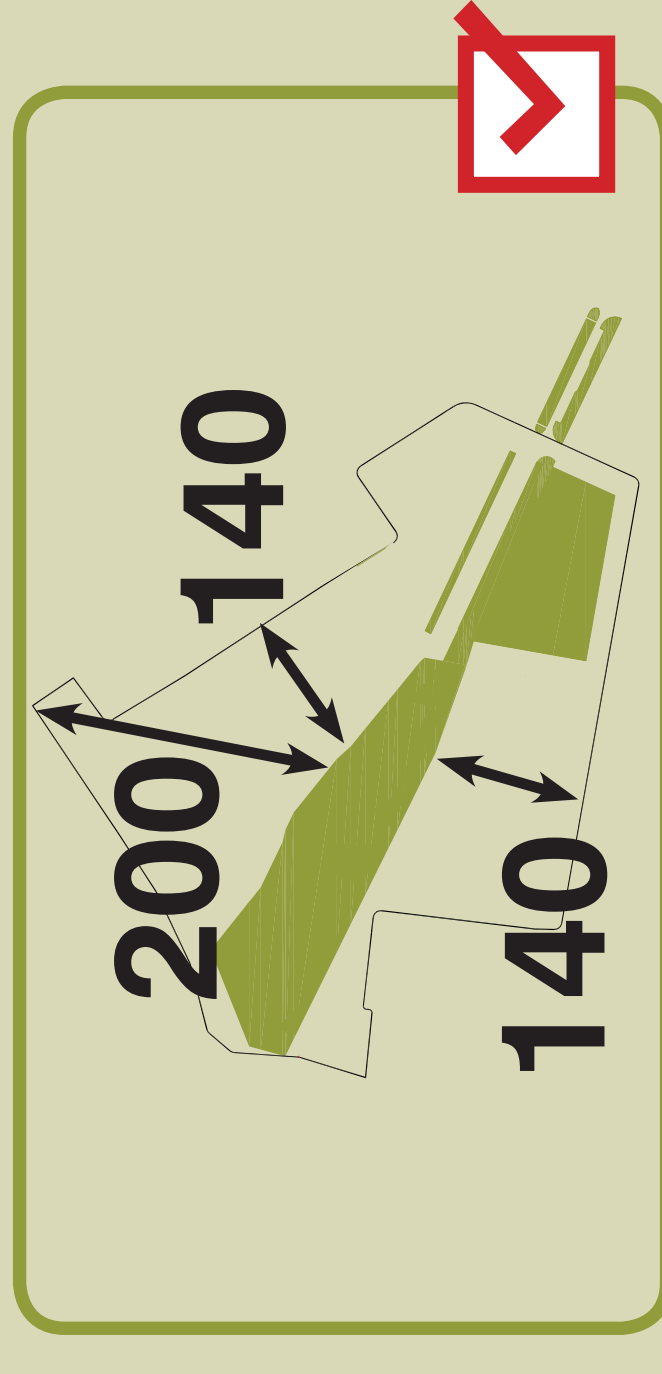
Target No. 8

Every resident within a 10 minute (800m) walk to a main street



Target No. 9

Every resident within a 3 minute (260m) walk of continuous green link



Target No. 10

The level of community Cohesion and Social Capital will have increased

