

Appendix 33

Better Places – A design led approach: Principles and requirements: what are we trying to achieve in New South Wales cities and towns?

1. Contextual, local & of its place

The urban environment is where most of us live, work and recreate.

A city, town or urban locality should be designed to be of its location, connected to its landscape setting, and integral with local people and cultures. In this way, it will be distinctive, resonant and engaging.

- Contain a demonstrated response to the local landscape setting and climate
- Make reference to cultural traits of the area
- Reflect and build on existing built, landscape and cultural values
- Incorporate elements unique to this place
- Support community interaction and local trade
- Create a distinctive, defined urban character and 'feel'
- New investment, development and infrastructure projects should generate benefits for existing communities and development opportunities to improve local conditions.

2. Sustainable, efficient & durable

Cities, towns and the infrastructure they require have both a positive and negative impact on environmental quality and factors that influence climate change.

An urban area should be designed to be accessible and compact, minimise consumption of energy, water and natural resources, and to avoid detrimental impacts on natural systems. It should be designed to respond and adapt to changes over time.

- The location, layout and density of development in cities should maximize accessibility and support sustainable transport modes including walking, cycling and access to public transport.
- A broad mix of activities should be accommodated, mixed horizontally and vertically.
- The structure should have the capacity to accommodate change while retaining cohesion.
- Development in urban areas should enhance the provision of a network of green spaces and links (the Green Grid).
- Urban plans should support resource efficiency.
- Opportunities for precinct-based energy distribution and water retention and recycling should be embedded in new development and retrofitted where possible.

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3. Equitable, inclusive & diverse

The city represents the coming together of the full spectrum of society in a mutually beneficial arrangement.

Cities and towns must accommodate and provide access to opportunities for all. Urban design should provide equitable access to housing, employment, public transport, public space and social opportunities.

- The layout and density should support eligibility for walking, cycling and accessing services and public transport.
- The quality of the public realm should be the primary driver – welcoming, safe and accessible for all.
- Equitable access to diverse range of housing types and tenures should be supported.
- Improved access to a range of economic opportunities, services and facilities should be provided for all.

4. Enjoyable, safe & comfortable

How people experience cities, towns and the infrastructure required to make them work has a daily impact on people's lives, and investment in development and new infrastructure can have an impact for decades and generations.

Design should be people focussed, providing environments that are user-friendly, enjoyable, accessible and dignified.

- Provides safe, interesting and comfortable environments for pedestrians, cyclists and people using public transport.
- Supports a broad range of social and community activities.
- Facilitates and encourages comfortable walking between different activities.
- New areas and infrastructure should be well integrated within the urban environment to facilitate visual interaction and passive surveillance.

5. Functional, responsive & fit for purpose

As the setting for our daily lives, the urban environment must work well for a wide range of purposes.

Urban design can influence the functionality and workability of urban areas permanently, and so design quality at the outset is essential.

- Accommodates and responds to daily needs and activities. Structure is flexible and adaptable over time.
- Supports a broad range of activities.
- Housing is located to encourage usage of local shops, services and public transport.
- Layout is accessible, easily navigable and prioritises pedestrians.

6. Value-creating & cost effective

Substantial investment goes into the urban environment and infrastructure from a range of sources.

Well-designed urban places have the potential to be highly cost effective, creating ongoing and increasing value for all.

- Different land uses are well connected and accessible.
- Diverse housing stock supports accessibility and affordability.
- A range of economic and entrepreneurial opportunities for local places should be accommodated to optimise the investment in infrastructure development.
- Accommodates small business and entrepreneurial activity.
- Compact and walkable with a complex mix of activities.
- Town centre supports visual interaction and commerce/trade.
- Cost considerations should take a whole-of-lifecycle approach and should consider wider public benefits over time.

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7. Distinctive, visually interesting and appealing

For most NSW people, the urban environment is the place in which we live out our daily lives.

The design of the city or precinct is fundamental to how it looks, feels and works for people. Poor design has a lasting, negative impact, while good design provides ongoing benefits for all.

- Cities and towns should provide a series of connected, interesting and distinct places.
- Cities and places should be designed to support a range of diverse uses which activate centres day and night, inside and out.
- Prominent building and places should be designed to the highest standards.
- Tall and large buildings should contribute to the skyline and contribute to city legibility.
- Landmark buildings should be encouraged in a series of strategic and appropriate locations.
- The architecture and urban design in cities should reinforce the positive and distinct brand of NSW and its cities.

Green Star – Communities Category Achievements	Better Placed Principle(s) demonstrated by the project's Green Star – Communities achievement.
Governance	
<ul style="list-style-type: none"> • A Green Star Accredited Professional was engaged to support the Green Star certification process 	1,2,3,4,5,6,7
<ul style="list-style-type: none"> • The project applicant reports publically against their corporate responsibility policy annually 	N/A the achievement is related to the organisation undertaking a Green Star rating.
<ul style="list-style-type: none"> • Sustainability education facilities are provide within the project site 	2,6
<ul style="list-style-type: none"> • The project has contributed to Industry Capacity Development in built-environment sustainability 	2,3,6
<ul style="list-style-type: none"> • The project has a publically available Community Users' Guide for the project occupants 	1,2,6
<ul style="list-style-type: none"> • The project has a comprehensive, project-specific Stakeholder Engagement Strategy. 	1,2,3,4,5,6,7
<ul style="list-style-type: none"> • The Engagement Strategy has been implemented with monitoring, evaluation and corrective action. 	1,2,3,4,5,6,7
<ul style="list-style-type: none"> • The vision for the project was developed through a collaborative Visioning Process. 	1

Green Star – Communities Category Achievements	Better Placed Principle(s) demonstrated by the project's Green Star – Communities achievement.
<ul style="list-style-type: none"> A community facility is managed, coordinated or organised by a community led entity. 	3,5,6
<ul style="list-style-type: none"> A community program or service is managed, coordinated or organised by a community led entity. 	3,5,6
<ul style="list-style-type: none"> A project-specific Environmental Management Plan has been developed and implemented. 	1,2
<ul style="list-style-type: none"> Operational works contractors have ISO 14001 Environmental Management System accreditation. 	N/A the achievement is related to the contractors working on the project.
Design	
<ul style="list-style-type: none"> The planning and design of the project site included a comprehensive context analysis. 	1,5
<ul style="list-style-type: none"> The Project's site planning and layout has been subject to an independent design review process. 	1,2,3,4,5,6,7
<ul style="list-style-type: none"> The Project's urban design has been subject to an independent design review process. 	1,2,3,4,5,6,7
Liveability	
<ul style="list-style-type: none"> The project has a Community Development Plan. 	1,4,6
<ul style="list-style-type: none"> A Community Development Officer has been employed to implement the Community Development Plan. 	1,4,6
<ul style="list-style-type: none"> A community group is involved in the implementation of the Community Development Plan. 	1,4
<ul style="list-style-type: none"> Free community events are facilitated and supported. 	1,4,6
<ul style="list-style-type: none"> Information on community matters is made available to all project occupants. 	2,3,4,5,6
<ul style="list-style-type: none"> The project meets the minimum requirement for footpath provision. 	1,2,3,4,5,6

Green Star – Communities Category Achievements	Better Placed Principle(s) demonstrated by the project's Green Star – Communities achievement.
<ul style="list-style-type: none"> The project has been designed to promote an active lifestyle, with paths and cyclist facilities. 	1,2,3,4,5,6
<ul style="list-style-type: none"> Project occupants have easy access to a local park and a publicly accessible sports facility. 	2,3,4,5,6
<ul style="list-style-type: none"> All habitable buildings are within a 1 km radius of some form of Community Food Garden. 	3,4,5,6
<ul style="list-style-type: none"> All tunnels and underpasses within the project site have end-to-end visibility. 	3,4
<ul style="list-style-type: none"> All public areas (i.e. playgrounds, skate parks etc.) are visible from at least one street. 	3,4
<ul style="list-style-type: none"> The planning and design of the project site included a crime risk assessment process. 	3,4
<ul style="list-style-type: none"> Good design has been adopted throughout the project site so as to deter crime. 	3,4
<ul style="list-style-type: none"> The culture, heritage, and identity of the project site has been researched and interpreted. 	1
<ul style="list-style-type: none"> A place of cultural heritage significance has undergone adaptive re-use to meet community needs. 	1,7
<ul style="list-style-type: none"> Art and culture programs have been implemented to strengthen cultural connections. 	1,7
Economic Prosperity	
<ul style="list-style-type: none"> The projects plan for development will provide a net percentage increase in jobs in the area. 	1,3,6
<ul style="list-style-type: none"> The Job demand from the project can be met by employment available within the local area. 	1,3,6
<ul style="list-style-type: none"> Diverse employment is available to project occupants within the local area 	1,3,6

Green Star – Communities Category Achievements	Better Placed Principle(s) demonstrated by the project's Green Star – Communities achievement.
<ul style="list-style-type: none"> Project Occupants will have access to higher education facilities within a 10km radius. 	3,6
<ul style="list-style-type: none"> Project Occupants will have access to higher education facilities within a 45 minute Commute 	3,6
<ul style="list-style-type: none"> Skills development programs are available for targeted, in need stakeholder groups. 	3,6
<ul style="list-style-type: none"> The project includes optional investment in community infrastructure of \geq \$4000 per dwelling. 	3,5,6
<ul style="list-style-type: none"> At least two residential affordability strategies have been implemented as part of the project. 	3,6
<ul style="list-style-type: none"> Incentives of at least \$750 per dwelling are offered to encourage a change in occupants behaviour 	3,6
<ul style="list-style-type: none"> All habitable buildings will be provided with FTTP or fixed wireless connectivity. 	3,5,6
<ul style="list-style-type: none"> A free Wireless Local Area Network will be provided in nominated locations of the project 	3,5,6
<ul style="list-style-type: none"> The project has achieved a 25% reduction in peak electricity demand against a reference project. 	2,6
Environment	
<ul style="list-style-type: none"> The project meets the minimum requirement for EPBC Act approval. 	1
<ul style="list-style-type: none"> The project has a Biodiversity Management Plan for the site's long term biodiversity net gain. 	1,2,3
<ul style="list-style-type: none"> The project has been designed with measures to reduce Heat Island Effect. 	2,4
<ul style="list-style-type: none"> 95% of external public lighting luminaries within the project have an Upward Light Output Ratio <5%. 	2,6

Green Star – Communities Category Achievements	Better Placed Principle(s) demonstrated by the project's Green Star – Communities achievement.
<ul style="list-style-type: none"> The predicted annual energy use and related GHG emissions for the proposed provide an 85% - 100% improvement compared to a reference project. 	2,6
<ul style="list-style-type: none"> Irrigation for all POS and public realm will be sourced from alternative water sources. 	2,6
<ul style="list-style-type: none"> Stormwater runoff will be managed on site to maintain a similar frequency of flow to predevelopment. 	1,2,6
<ul style="list-style-type: none"> Key pollutants discharged in site stormwater have been reduced to protect receiving waters. 	1,2,6
<ul style="list-style-type: none"> The post-development peak 1 year ARI event discharge from the project site does not exceed the predevelopment Peak 1 year ARI event discharge 	1,2,6
<ul style="list-style-type: none"> The project has a Waste Management Plan for construction and demolition Waste. 	1,2
<ul style="list-style-type: none"> The project has measures in place to reduce the environmental impacts of operational waste. 	2,6
<ul style="list-style-type: none"> The project benefits from a the design and implementation of integrated responses to transport and movement that encourage a people-focused hierarchy. 	1,2,3,4,5,6