

Design Quality 2036



The Connection - Rhodes, Sydney by Crone Architects.

Evolution 8

Design Quality

By 2036, quality design in public and private areas will create sustainable, liveable, healthy and attractive places, while also protecting the City's heritage, including built, natural and cultural assets, and places of significant character.

Quality design is functional and practical. It adds to quality for all ages and provides places and spaces that bring people together.



Providing and improving public places and spaces is central to making decisions about how the City should grow and change.



Old and new can work together to add richness and visual interest within the City.



Providing places for people is at the heart of how centres will grow and change.



Blending inside and outside spaces can increase and improve street life

Connective City 2036 recognises that we need visionary leadership to unite City designers in the common objective of improving design quality. All new projects in Canterbury-Bankstown should be delivered to global design standards.

Diversity in the built and natural environment as well as social diversity are fundamental parts of Connective City 2036

People from different cultural and socio-economic backgrounds and age groups live, socialise and spend time in higher-density town centres, lower-scale and historic local villages, low-density residential neighbourhoods, green open spaces, streets, community facilities and industrial areas.

There is an ever-increasing demand for differing forms of housing to adapt to varying lifestyle demands and expanding demographic trends. Rigid planning rules no longer offer the flexibility in living and working that today's resident and the wider economic community is seeking. This requires a fundamental rethink of how we accommodate future populations beyond a 'business as usual' approach.

The quality of these urban places, both within the public and private realm, vary – in some areas, we see strong character, leafy streets and revitalised areas that prioritise walking and attractive streetscape; in others, revitalisation is yet to be planned for, funded and implemented.

The City's historic places and places of character are largely preserved. These places have a sense of community, identity and belonging that the local community is proud of.

There is a range of parks and recreational activities in most areas of the City, but they are generally not recognised as an interconnected system of green spaces or biodiversity corridors.

Research makes it clear that good design can improve public health, create climate-resilient cities, address the challenges of rapid population growth, respond to changing lifestyles and demographics, and drive a rounded approach to infrastructure and urban renewal.

Opportunities for design quality

Liveable and Distinctive is one of the seven Destinations of CBCity2028.

We have an opportunity to lead improvements in the quality of the City's natural and built environment so that by 2036 the City's public and private places will be planned, designed, built and maintained to the highest quality design standards.

Our key opportunity is the capacity to grow and change Bankstown and Campsie into genuine strategic centres. They can be destinations where people want to be – places where public and private buildings, open spaces, civic spaces, streets and the areas between buildings are sustainable, well-designed and built for present and future generations.

Amendments to the Environmental Planning & Assessment Act 1979 have elevated the importance of design quality across NSW, with the inclusion of an objective to achieve good design and amenity for the built environment. We will lead this process locally by mandating quality design outcomes in the public and private realm and setting up the necessary structures and processes to ensure we have the best minds focusing on increasing the bar on design quality across the city.

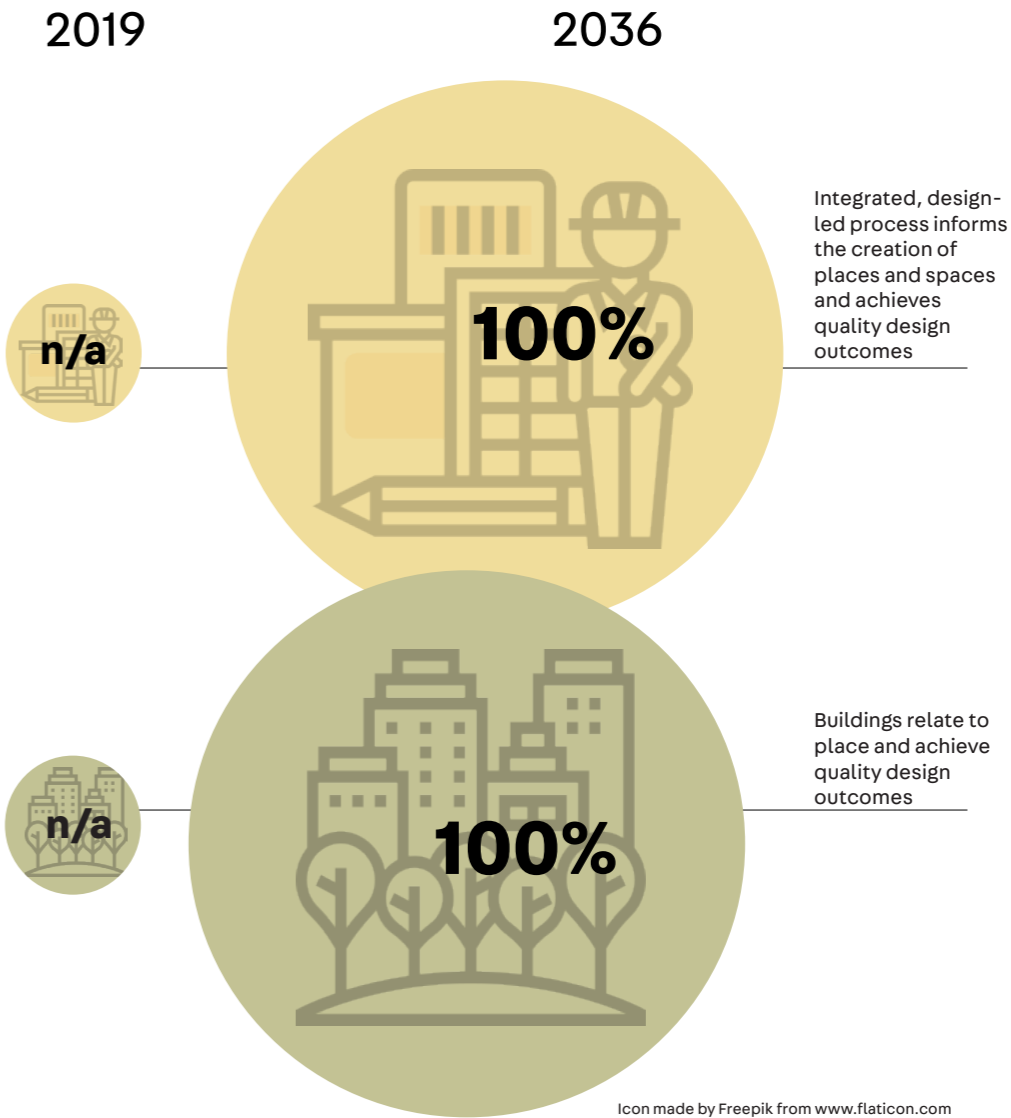
Other NSW and Australia-wide policies and protocols champion good design, including:

- Creating Places for People: an urban design protocol for Australian Cities;
- Better Placed, an integrated design policy for the built environment of NSW developed by the Government Architect NSW; and
- United Nations Sustainable Development Goals for sustainable cities and communities.

We can embed these protocols into the City's systems to become a champion of design quality, including sustainability.



Indicators



Bankstown Library and Knowledge Centre - Bankstown by FJMT. Quality centres require quality streets with visual connection from street to the inside of the building. Double height ground floor spaces make elegant and flexible spaces for city life.

Icon made by Freepik from www.flaticon.com

Good design creates useable, user-friendly, enjoyable and attractive places and spaces, which continue to provide value and benefits to people, the place and the natural environment over extended periods.

(Better Placed)

In *Connective City 2036* there are four design-related priorities to improve the quality of the public and private realm.

Local leadership and a culture of design

We will establish internal processes to review the design quality of development proposals, planning proposals and capital works projects. We will also ensure that an integrated designed, place-based approach to city-making projects underpins all strategic plans, action plans, development proposals and planning proposals.

We will ensure that the design of places, spaces and buildings is founded on a thorough understanding of the relationship between the diverse components and functions of the built environment.

Quality design will be integral to all Council’s assets, from design through to build, management and maintenance.

Council policy framework and controls

The New Planning Framework creates opportunities for us to embed quality design requirements into the new Local Environmental Plan, Development Control Plan and other relevant supporting plans. A key component of ensuring good design will be the establishment of a Design Review Panel to advise applicants and Council on improving built form quality.

In order to improve the quality of the built environment in the City, we will also develop a Design Quality Manual for dual occupancy development to provide direction on how to improve design and environmental outcomes and address design challenges.

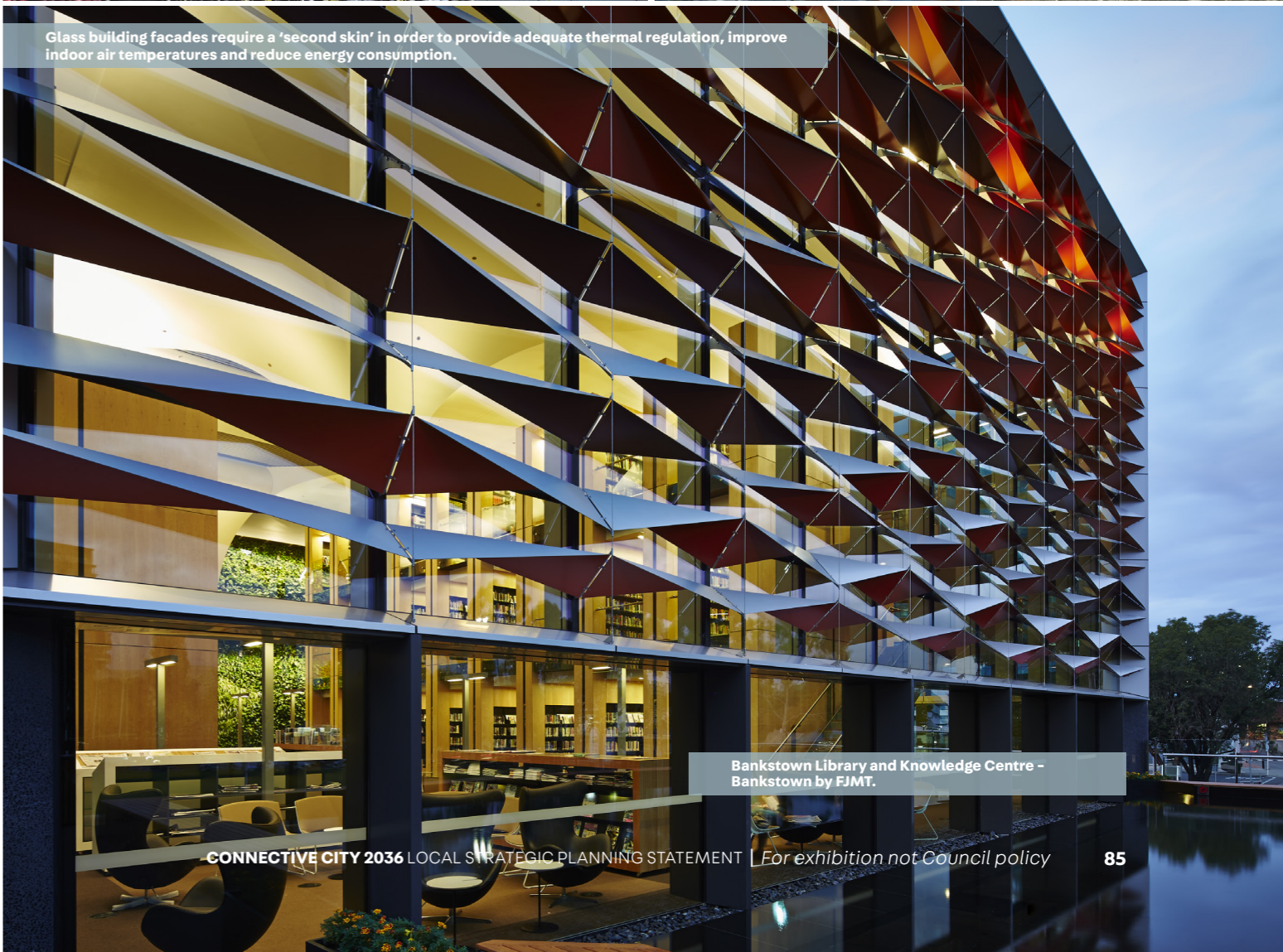
State policy framework and projects

We will continue to advocate for quality design outcomes to be embedded in NSW State Environmental Planning Policies (SEPPs), the Building Sustainability Index (BASIX), building regulation and certification system and the Land and Environment Court.

All NSW Government-led projects across the City will need to meet the requirements of *Better Placed* and our Design Quality Strategy and related controls. We will also advocate for high quality design in major projects in Canterbury-Bankstown that are assessed and approved by the NSW Government.

Championing quality design

The construction and development industries, development consultancy industry, landholders, investors and the not-for-profit sector will champion and deliver quality design to match the quality design principles (see next page); our design-related strategies, policies and controls; and *Better Placed*.





Good design is based on understanding and working with the qualities and characteristics of existing places and the related community.

We have developed high level quality design principles to guide our work which include:

1. Create places that are contextual, liveable and attractive

Design solutions will respond to the unique historical, cultural, environmental and social characteristics of a place and contribute to a whole area - the street, public domain, neighbourhood and City - to celebrate Canterbury-Bankstown's sense of identity and feel.

We will address the many aspects of human comfort so that places are well used.

Places will be aesthetically pleasing as well as practical, and well-maintained and cared for. They will be comfortable, welcoming and vibrant, supporting social interaction and enjoyable, healthy lifestyles.

The quality of the public domain will be improved throughout the design, delivery and maintenance phases of public and private developments and projects.

2. Create safe, accessible and inclusive places

Places need to feel safe and secure day and night, and whenever people are on their own. People of all ages and abilities will be able to access and orient themselves within and to and from places. We will incorporate *Crime Prevention through Environmental Design* principles and accessible and universal design principles into the planning, design and maintenance of places.

Creating inclusive, inviting places that offer a range of experiences will help to connect people and places with jobs, schools, shops, community facilities, services and the natural environment.

3. Create sustainable, resilient places that respond to community needs

Places will be sustainable, enduring and resilient to extreme weather events and the changing climate. We will choose design that reduces consumption of natural resources and minimises environmental, and choose robust materials that are built-to-last.

We will enhance the biodiversity of Canterbury-Bankstown's plants and animals and provide open spaces that receive sunlight to support turf and plant growth and enhance people's wellbeing.

4. Connect people and places and prioritise walking, cycling and public transport

Places and people are physically and visually connected and pedestrians are at the heart of centres.

We can encourage physical activity and social interaction and inclusion by providing safe, easy and enjoyable walking and cycling paths and a variety of interconnected green open spaces, outdoor recreation areas, facilities and services within walking distance. By building up the tree canopy and landscape quality, we can provide shade, comfort and visual interest.

People will have access to a range of transport options and routes, including public transport, walking and cycling and well-defined routes for private vehicle and freight connectivity to meet the varying mobility needs of the community.

5. Design in a way that is place-based, collaborative, multidisciplinary and integrated.

Place-based design engages relevant stakeholders and acknowledges that urban design is primarily about creating places for people. We will also engage with the community and stakeholders when making decisions that impact their area, ensuring all relevant built and natural matters are considered.

Our *Community Participation Plan* introduces a new degree of transparency and certainty in how decisions will be made, and clearly articulates the level of engagement we will undertake on all planning and development matters.

Visionary leadership in the public, private and not-for-profit sectors will prioritise best-practice planning, design, engineering, procurement and maintenance. As a base commitment, we will engage early with competent, skilled professionals to design and deliver projects.

Public spaces can be created from derelict infrastructure, such as the Goods Line - Ultimo, Sydney by Aspect Studios and CHROFI.

EVOLUTION 8 - DESIGN QUALITY							
	PRIORITY	ACTIONS	CBCITY2028	SOUTH DISTRICT PLAN	COLLABORATION	RESPONSIBILITY	TIME FRAME
METROPOLITAN	High quality design underpins NSW Government policy framework and projects	Collaborate with surrounding councils to advocate for and improve the quality of large infrastructure projects			Surrounding Councils	CBC	
		Improve the design quality of the proposed new City and South West Metro.					
		Advocate for all NSW Government projects, or projects assessed and approved by the NSW Government, to achieve high quality design			NSWG	NSWG, CBC	
		CBCity advocates for all NSW Government projects in the City to achieve high quality design			NSWG	NSWG, CBC	
		Advocate for a review of NSW Government guidelines to improve liveability and design quality			NSWG, NSWG	NSWG, CBC	
		Advocate for a review of the NSW Affordable Rental Housing SEPP to be reviewed to ensure quality and sustainable design outcomes for boarding houses, student accommodation and affordable housing			NSWG, NSWG	NSWG, CBC	
		Advocate for a review of NSW Exempt and Complying SEPP and Medium Density Housing Code to be reviewed to achieve better design quality for medium density developments			NSWG, NSWG	NSWG, CBC	
CITY SHAPING	CBCity provides local leadership and fosters an internal culture of design quality	Advocate for BASIX to be reviewed to achieve more sustainable dwellings			NSWG, NSWG	NSWG, CBC	
		Prepare and deliver place-based design led master plans for Bankstown CBD and Chullora and Chapel Road Precinct, the Eastern Lifestyle and Hospital Precinct, the Bankstown Aviation and Technology Precinct and the other 34 centres in the LGA			GSC, NSWG, BA, PS	NSWG, CBC	
		Adopt and deliver Bankstown Complete Streets Transport and Place Plan. Prepare Complete Streets for other key centres			GSC, NSWG, BA, PS	NSWG, CBC, PS	
		Establish design processes and Design Review Panel to test the design quality of development proposals, planning proposals and capital works project				CBC	
		Prepare and deliver master plans and detailed design for major parks, capital works program and specific Council owned land				CBC	
	High quality design underpins CBCity's policy framework and controls	Collaborate with other stakeholders to understand barriers and levers to delivering design quality and inform others of the benefits of design quality			NSWG, NSWG, PS	CBC	
		Prepare a Design Quality and Sustainability clause to be included in the Local Environment Plan			NSWG	CBC	
		Prepare a Design Quality Strategy for the City				CBC	
	The construction and development industries, the development consultancy industry, landholders, investors and the not-for-profit sector design and deliver high quality developments	Review the DCP with regard to urban quality, design quality and sustainability			NSWG	CBC	
		Champion and deliver quality design for the City in line with Connective City 2036 quality design principles and all design-related plans, action plans, policies and controls				PS	
		Engage competent, skilled and highly-regarded design professionals to design and deliver great places for people				PS	

Delivery: By 2021 (0–2 years) By 2021 and 2024 (2–5 years) Beyond 2025 (more than 5 years)

South District Plan Directions: Please refer to pages 13-15.

CBCity2028 Transformations: Please refer to pages 13-15.