



# URBANGROWTH NSW

## SUSTAINABILITY AND DESIGN GUIDELINES FOR EXTERNAL SERVICE PROVIDERS

### 1. INTRODUCTION

UrbanGrowth NSW is committed to creating environmentally, socially and economically sustainable urban places within a commercial framework.

This document aims to provide guidance to external service providers such as consultants, development partners and builders about UrbanGrowth NSW's sustainability approach, criteria and strategies.

The document addresses implementation of sustainability and performance reporting for the two stages of masterplanning and delivery.

### 2. INTEGRATING SUSTAINABILITY INTO URBANGROWTH NSW PROJECTS

#### 2.1 Masterplanning

##### 2.1.1 Integrating sustainability criteria into your masterplan

It is critical to ensure that masterplans, DCPs and other relevant planning instruments and design documents/guidelines incorporate UrbanGrowth NSW's design and sustainability performance criteria to enable UrbanGrowth NSW to meet its vision and commitments.

To this end, the **Project Manager (PM)** must ensure that all the consultants appointed by the PM receive copies of all guidelines and documents relevant to their scope of service. Prior to preparing a masterplan, DCP or other planning or design documents, the PM and all the consultants must read relevant guidelines and documents and understand the requirements relevant to their task/role in the project.

The PM and all consultants are responsible for ensuring that UrbanGrowth NSW's sustainability criteria are integrated in the masterplan. There will be circumstances where certain criteria and/or targets cannot be met due to reasonable constraints. In this case, a rationale must be provided in writing to UrbanGrowth NSW.

#### Sustainability and Urban Design

UrbanGrowth NSW has developed design and planning guides on some of the key ingredients for urban design and environmental sustainability. These are listed below.

Further information on UrbanGrowth NSW's urban design and sustainability, guidance can be found at: <http://www.urbangrowthnsw.com.au/news/publications-reports/landcom-publications.aspx>

Document	Brief Description	Relevant to
Street Design Guidelines	Focus on streets in urban and suburban developments	Urban design consultants Traffic engineers WSUD consultants Stormwater consultants Landscape design Consultants
Open Space Guidelines	Provide guidance on design, delivery, ownership, and maintenance handover of public open space	Landscape design consultants Urban design consultants Social and recreation planners Traffic engineers WSUD consultants Stormwater consultants Ecological consultants
Street Tree Guidelines	Focus on selection, technical design, sourcing and maintenance of street trees	Urban design consultants Traffic engineers WSUD consultants Stormwater consultants Landscape design consultants
Built Form Design Guidelines	For detached homes on lots 12.5m by 30m and larger	Urban design consultants Architects Builders
Public Art Guidelines	Describes the community benefits and provides advice on how to get art into new developments	Urban design consultants Landscape Designers WSUD consultants Public art consultants and contractors
Community Centre Guidelines	Provide principles for successful community centres and putting them into practice through planning, design and delivery, and operation	Urban Design consultants Planners Architect Builder
Universal Housing Design Guidelines	Guidelines for the design of homes that people of different ages and abilities can live in comfortably over time	Architects Builders Planners
Housing Diversity Guide	Promotes increased diversity of housing to address affordability issues and changing demographic needs	Urban design consultants Planners Architects Builders

Water Sensitive Urban Design (WSUD) Guidelines	These guidelines specify UrbanGrowth NSW's objectives with regard to water conservation, urban runoff minimisation and stormwater flow management. Guidelines can be found at: <a href="http://www.urbangrowthnsw.com.au/news/publications-reports/landcom-publications.aspx">http://www.urbangrowthnsw.com.au/news/publications-reports/landcom-publications.aspx</a> . UrbanGrowth NSW has a standard WSUD consultancy brief and a list of WSUD consultants. Please use the WSUD consultancy brief to appoint WSUD consultants. The brief template and the consultants list is available on the Intranet or can be obtained from UrbanGrowth NSW's Environment Manager.	Urban design consultants Traffic engineers WSUD consultants Stormwater and drainage consultants Landscape design consultants Ecological consultants
Heritage	UrbanGrowth NSW is committed to conserving indigenous and non-indigenous heritage. Our requirements are detailed as part of our sustainability indicators.	Heritage consultants Urban design consultants Architects Social planners
Biodiversity	UrbanGrowth NSW aims to minimise the impact of its projects on biodiversity. Our criteria and targets for biodiversity conservation are listed under our sustainability indicators. UrbanGrowth NSW's methodology for assessment and reporting of these indicators entitled " <i>Methodology for Calculating Triple Bottom Line Indicators for Biodiversity Conservation</i> " can be found at <a href="http://www.urbangrowthnsw.com.au/news/publications-reports/landcom-publications.aspx">http://www.urbangrowthnsw.com.au/news/publications-reports/landcom-publications.aspx</a>	Ecological consultants Bushfire consultants Urban design consultants Landscape consultants WSUD consultants Stormwater and drainage consultants
Energy Smart Communities Policy	The ESC policy specifies UrbanGrowth NSW's objectives with regard to energy efficiency and use of renewable energy sources. NOTE: UrbanGrowth NSW's Sustainability Indicators and targets have updated elements of the ESC policy and take precedent where there is conflict	Urban design consultants Architects Design engineers Energy consultants Builders
Stakeholder Consultation Workbook	Provides guidance for timely and effective stakeholder consultation. You can obtain a copy from UrbanGrowth NSW's Environment Manager.	Community consultation consultants Communication consultants

### 2.1.2 Sustainability Reporting - Masterplan Adoption

UrbanGrowth NSW reports publicly on its sustainability performance for a set of project-related key indicators in its annual reports. Please note that not all indicators are applicable to every project.

Within 2 weeks of the masterplan being adopted by the consent authority the PM must provide to UrbanGrowth NSW all the following information, documents and reports for the purpose of UrbanGrowth NSW's sustainability reporting:

- Strategic Social Plan
- Stakeholder consultation plan — refer to UrbanGrowth NSW's Stakeholder Consultation Workbook.
- Water Sensitive Urban Design (WSUD) strategy (including water quality modeling data)

- Biodiversity/Ecological reports (including flora and fauna studies and riparian corridor studies)
- Vegetation Conservation Management Plan
- Riparian Corridor Management Plan
- Heritage reports (including Indigenous and non-Indigenous heritage studies)
- Heritage Conservation Management Plan
- Energy management and greenhouse gas reduction strategy

## 2.2 Delivery

### 2.2.1 Sustainability criteria for precinct construction and built form delivery

UrbanGrowth NSW's sustainability indicators and targets define and detail our minimum requirements for delivery stages:

Sustainability Criteria	Instructions
Water Cycle Management	The project-specific WSUD Strategy must be incorporated in the delivery stage project management brief, tender package (sustainability returnable schedule) for development partners and associated Project Delivery Agreement (PDA).
Energy and Greenhouse Emissions	UrbanGrowth NSW's minimum targets must be incorporated in the delivery stage project management brief, tender package (sustainability returnable schedule) for development partners and associated Project Delivery Agreement (PDA), design guidelines and Builder Agreements.
Waste Reuse and Recycling	UrbanGrowth NSW's minimum targets must be incorporated in the delivery stage project management brief, tender package (sustainability returnable schedule) for development partners and associated Project Delivery Agreement (PDA), Builder Agreements, civil works contracts and building contracts (where building activity is a direct UrbanGrowth NSW contract).
Moderate Income Housing - Moderate income range is defined as 80% to 120% of the average income across NSW. The average weekly earnings for NSW are published quarterly by the Australian Bureau of Statistics in Catalogue 6302.0 Table 11.	Unless otherwise stated by UrbanGrowth NSW's Development General Manager the minimum target must be included in the delivery stage project management brief, tender package (sustainability returnable schedule) for development partners and associated Project Delivery Agreement (PDA).
Community Facilities — (facilities also includes social infrastructure and services as determined in your project's Strategic Social Plan at the masterplanning stage and agreed by	The appropriate facilities and infrastructure should be incorporated as much as possible into your Planning Agreement, Section 94 plan, delivery stage project management brief, tender package (sustainability returnable schedule) for development partners and associated Project

UrbanGrowth NSW's Development General Manager).	Delivery Agreement (PDA).
Community Development including Welcome Program and sustainable living education	Requirements must be incorporated in the delivery stage project management brief, tender package (sustainability returnable schedule) for development partners and associated Project Delivery Agreement (PDA) and/or builder agreements.

### 2.2.2 Sustainability Reporting - Delivery Stage

UrbanGrowth NSW reports the delivery stage indicators at practical completion of civil contracts or at the commencement of built form. If a contract has reached practical completion during the financial year you must provide the details for the relevant indicators as detailed in section 2.2.1 to UrbanGrowth NSW immediately upon final versions becoming available. The PM or equivalent must provide to UrbanGrowth NSW all the following information, documents and reports for the purpose of UrbanGrowth NSW's sustainability reporting:

#### Upon completion of civil works:

- Detailed Water Engineering designs - WSUD
- EMP report card
- Civil works contract independent Work, Health and Safety (WHS) and environmental audit reports

#### Upon commencement of built form

- BASIX certificates
- EMP report card for completed homes
- Built form contract independent Work, Health and Safety (WHS) and environmental audit reports