

Organisational factors in the development and implementation of sustainable urban design, a preliminary assessment of innovation within a statutory urban land development agency

Geoffrey Binder
Tony Dalton

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Introduction

- VicUrban—gov't land development agency
- Sustainability a new wrap around term
- Responding to three policy problems
 - Housing affordability
 - Services and community in the new suburbs
 - Environmental impact
- *Sustainability Charter* a TBL planning response
- Assessing VicUrban performance

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Sustainability

- VicUrban wrap around definition
 - Sustainability is the core principle underlying VicUrban's development approach. VicUrban uses the term holistically to include: respecting the environment; design excellence; community wellbeing; housing affordability; and commercial success.



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Housing and land affordability

- 1970s – early 1990s
 - Significant production of fringe land lots
 - Subsidies to selected purchasers
 - Leads reduction in lot size
- Mid 1990s –
 - No subsidies – 'functions... on a commercial basis'
 - Further reduction in lot size (av 15 dwgs per hec)
 - Demonstration affordability projects



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Services and community

- Infrastructure shortages
- 1960s – 70s responses
 - Developer charges
 - Program response to 'locational disadvantage'
- Mid 1980s –
 - Urban Infrastructure Fund
 - Master planned community
 - Developer charges through Development Contributions Plans (DCPs)
 - VicUrban currently 9 MPCs
- Debate about price effect



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Environmental impact

- Environmental planning from 1990s
 - Smart block
 - Tree planting and bio diversity support
 - EcoHome project
 - Storm water management
 - Building waste management

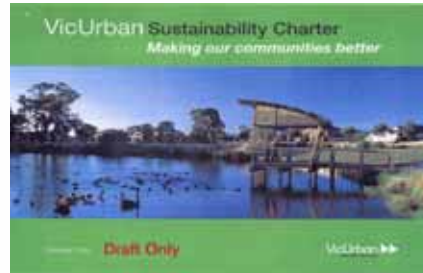


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Chartering for performance

- VicUrban (2006)
 - The draft charter has been designed to ensure that VicUrban's new urban communities and strategic development activities are underpinned by measurable principles of economic, environmental and social sustainability



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Charter elements

- Five headline core objectives
 - Commercial success
 - Community wellbeing
 - Environment
 - Urban design excellence
 - Housing affordability
- Priorities
- Objectives
- Performance measures – discretionary and mandatory



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Charter processes

- Judgements about relative importance of Priorities, Objectives and Performance measures
- Externally reviewed
- Assessment at each stage: Vision, Goal setting, Design, Delivery and Final review
- Reports through Project control group to Board

Headline core objective	No of Priorities	No of Objectives	No of Performance Measures	Mandatory performance measures (%)
Commercial success	3	4	9	78
Community well-being	5	11	20	0
Environment	8	29	38	29
Urban design excellence	9	9	39	15
Housing affordability	4	8	10	10

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Assessing affordability

- Priorities
 - Low to moderate income housing – shared equity
One in ten pilot
 - Well located housing – access to services
 - Diversity of housing – lot size and design for disabled
 - Housing costs – designs for 6 star energy rating and 4 to 5 star heating and cooling
- In sum limited to supplying small lots



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Assessing service provision

- Specifies planning processes e.g.
 - Demographic needs analysis
 - Management plan for community infrastructure
 - Plan for mixed use
 - Service agreement frameworks with education, training and skilling providers
- Developer Contributions Plan preparation
- 'Sense of community'
 - Community art provision
 - Place making activities events

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Assessing environmental measures

- Provisions highly specified
- Specification for professional and delivery services
- Provisions
 - Lower energy and water use
 - Reduce impact of housing construction
 - Improve spatial relationship to metro Melbourne

Developer	Professional Services	Delivery Services
Site identification/assessment	Engineering	Civil Construction
Project management	Cost	Roofs & gutters
Costs	Architects	Drainage
Marketing	Structs	Sewerage
Administration	Surveying	Utilities installation
Finance	Civil design / Master planning	Gas
	Landscaping design	Water
	Statutory planning	Telecommunications
	Strategic planning	Electricity
	Market research	Demolition & clearing
	Valuations	Earthworks
	Legal	Excavations
	Subcontract development	Construction management
	Procurement/procuring	Land decontamination
	Environmental science	Land rehabilitation/vegetation
	Site, marketing, communication	Landscape

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Conclusion

- Sustainability the wrap around term
- Three issues confront fringe development
 - Housing affordability
 - Infrastructure services
 - Environmental impact of sprawl
- TBL instrument: *Sustainability Charter*
- Assessment
 - Little contribution to increasing affordability
 - Infrastructure service provision constrained
 - Important extension of 5 Star environmental provisions

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