

# Design Principles

The Western and Central Precincts provide the opportunity to create a community which is designed around leading principles in sustainable urban design.

## Design Principles

### Village Centres

The village centres and main streets within the precincts will accommodate convenient access for retail, employment, learning, community and residential activities.

### Safe and Secure Places

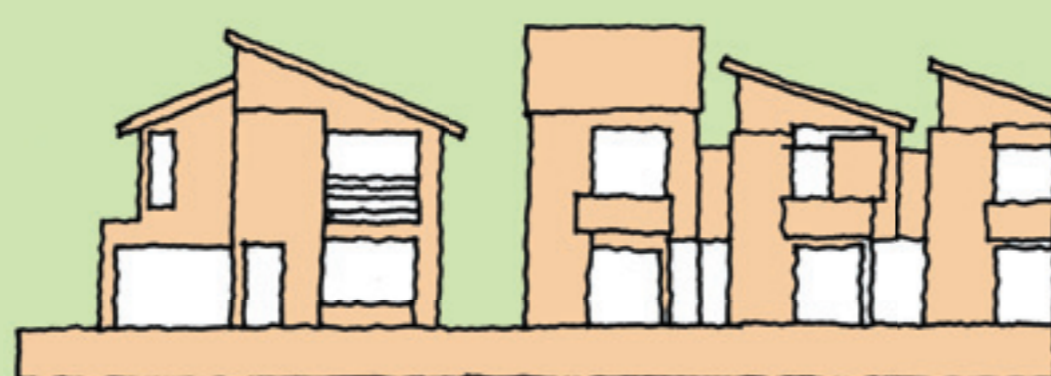
Streets and parks will be designed to maximise safety and passive surveillance. Buildings will be designed to overlook streets and parks to maximise activity and interaction with the street.



### Housing Choice

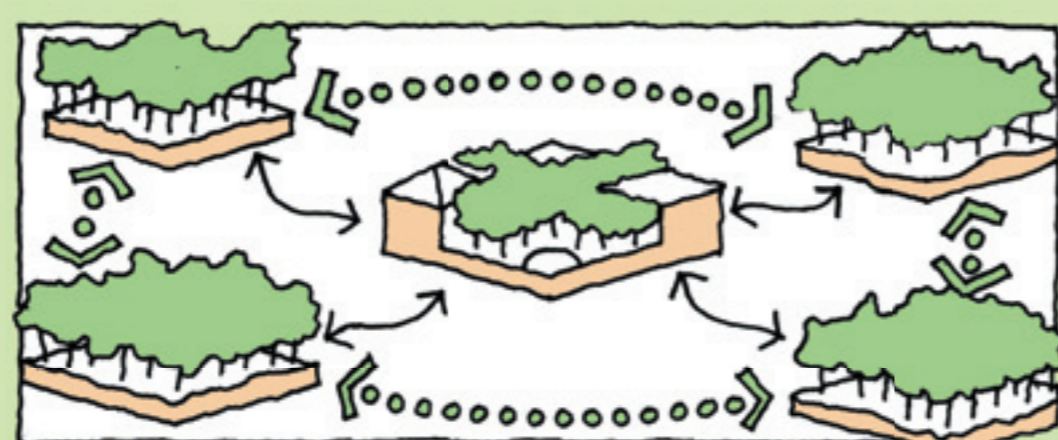
A choice in housing will meet the diverse range of needs for the new community.

New homes will be well planned to incorporate design controls which help to ensure quality and consistency is maintained.



### Getting Around

A clear and connected network of streets, paths and trails will connect the community, village centres, business and enterprise. Neighbourhood parks and the Regional Park and village centre will be within a short walk of a bus stop.

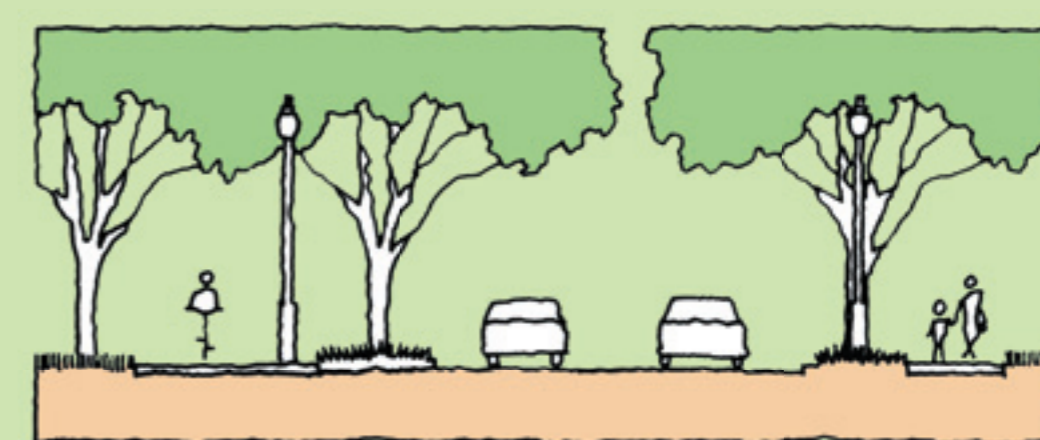


This will be achieved by:

- **Connecting with nature:** the new community will have a strong connection with the Regional Park drawing on the sense of space and natural beauty
- **Establishing vibrant village centres:** the design will incorporate new village centres at the heart of the community
- **Delivering parks and usable open spaces:** a range of parklands for recreation and play
- **Providing diversity, choice and lifestyle:** providing housing choice and options to cater for a range of active and healthy lifestyles
- **Achieving a sustainable future:** building social capacity, viable enterprise and environmentally responsive communities

### Accessible Streets

Streets and crossings will be accessible and easy to use for pedestrians, prams and bikes. Streets will have high quality landscaping with street trees for shade.



### Energy and Water Saving Homes

All new homes and buildings will focus on saving energy and water.

