

Invitation to a special lunch time urban design seminar  
**Crises and Beyond: The Path to a Post Carbon  
Human Habitat**  
**Part 1 – The New Needs**



presented by  
**Demetri Baches**  
Managing Principal of DPZ Pacific

The Financial crises in addition to Peak Oil and Climate Change have revealed the flaws in the widely promoted and internationally adopted model of conventional development. Expertly tailored to appeal to a new American middle class the mechanisms for its delivery have been packaged and sold to aspiring middle classes worldwide. The implications of our collective choices on the future sustainability of society are far reaching and complex.

And yet, the proposed solutions have for the most part fallen into the same silo mentality used to design, package, finance, develop and market the development pattern responsible for the Crisis. The current contenders in the race to replace the existing model fall short of the task. A unified theory of Sustainable Urbanism is needed to reconcile the complexities and avoid the failures of ideology. Today's design professionals stand at a historic moment where events do more than merely raise eyebrows. They demand action and alliances. This is the first of three presentations on the topic of Sustainable Urbanism and aims to set the discourse for the ongoing dialogue necessary to achieve a Sustainable World. These are discussed in "Part II - The New Tools" and "Part III - The New Process".

*Demetri Baches, AICP, CNU, ULI, established and serves as the Managing Principal of DPZ Pacific. A member of the Congress for New Urbanism (CNU) since its founding, Demetri is a planner by training with over eighteen years of international urban design and coding experience in both the public and private sectors. He began his career in 1992, as the first Planning Director for The City of Belmont, NC. During his four year tenure, Demetri developed and implemented the first Form-Based Zoning Ordinance for an existing municipality in the United States in conjunction with Duany Plater-Zyberk & Company (DPZ) consultants. In 1995 he joined DPZ and became one of the Firm's first three Directors in 1997. Demetri was responsible for the Firm's project selection and development efforts for nine years. During that time he managed and participated in over 60 charrettes in the United States and overseas. He started and directed DPZ's first international office in Manila, The Philippines in 1999. Since founding DPZ Pacific, based in Kuala Lumpur, Malaysia in 2004, he has focused exclusively on projects in Australia, Asia/Pacific and the Middle East. There he employs and continues to advance the innovative design techniques and methods of DPZ, such as Transect Based Planning, Smartcoding, and Suburban Retrofit, which he participated in the development of while at the Firm's head office in Miami. Demetri lectures internationally to government agencies and developers on planning, marketing and sustainable urban design and is routinely invited to speak at conferences, forums and universities on best practices in planning and urbanism.*

**Wednesday 24 March 2010**  
from 12.30pm sharp to 1.45pm  
Main Auditorium

(Main hall on the upper level – through the main doors of the Bicentennial Building)

**Nerang Bicentennial Community Centre**

(Next to the Gold Coast City Council Administration Building, Nerang)

Please **RSVP** via email to Sonya Maurer - [smaurer@goldcoast.qld.gov.au](mailto:smaurer@goldcoast.qld.gov.au)  
The Office of City Architect and Heritage – Facilitators

Transmission of this email has been approved by the Director Planning Environment and Transport