



Creating Diverse and Sustainable Communities on Sydney's Urban Fringe

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About Landcom

NSW state government master planner and developer

Established in 1976 and became a SOC in 2001

Objectives under our act:

- Successful and responsible business

- Socially responsible

- Protect the environment

Add value to the development industry by:

- Demonstrating best practice
- Leading by example
- Influencing industry practice

Last financial year we delivered just over 1000 dwellings / home sites.

Over the next 4 years we aim to deliver 10000 dwellings / home sites.

Social Sustainability

Landcom defines socially sustainable places as connected places where relative inequalities are minimised, and where the population is diverse and supported, and has access to appropriate opportunities.

Our social sustainability policy is based on the WHO Social Determinants of Health.



We aim to ensure that Landcom developments are socially sustainable places in which to live, work, learn and visit by:

Providing opportunity for *mixed communities* with diversity in housing and land use.

Providing homes that will enable *ageing in place*.

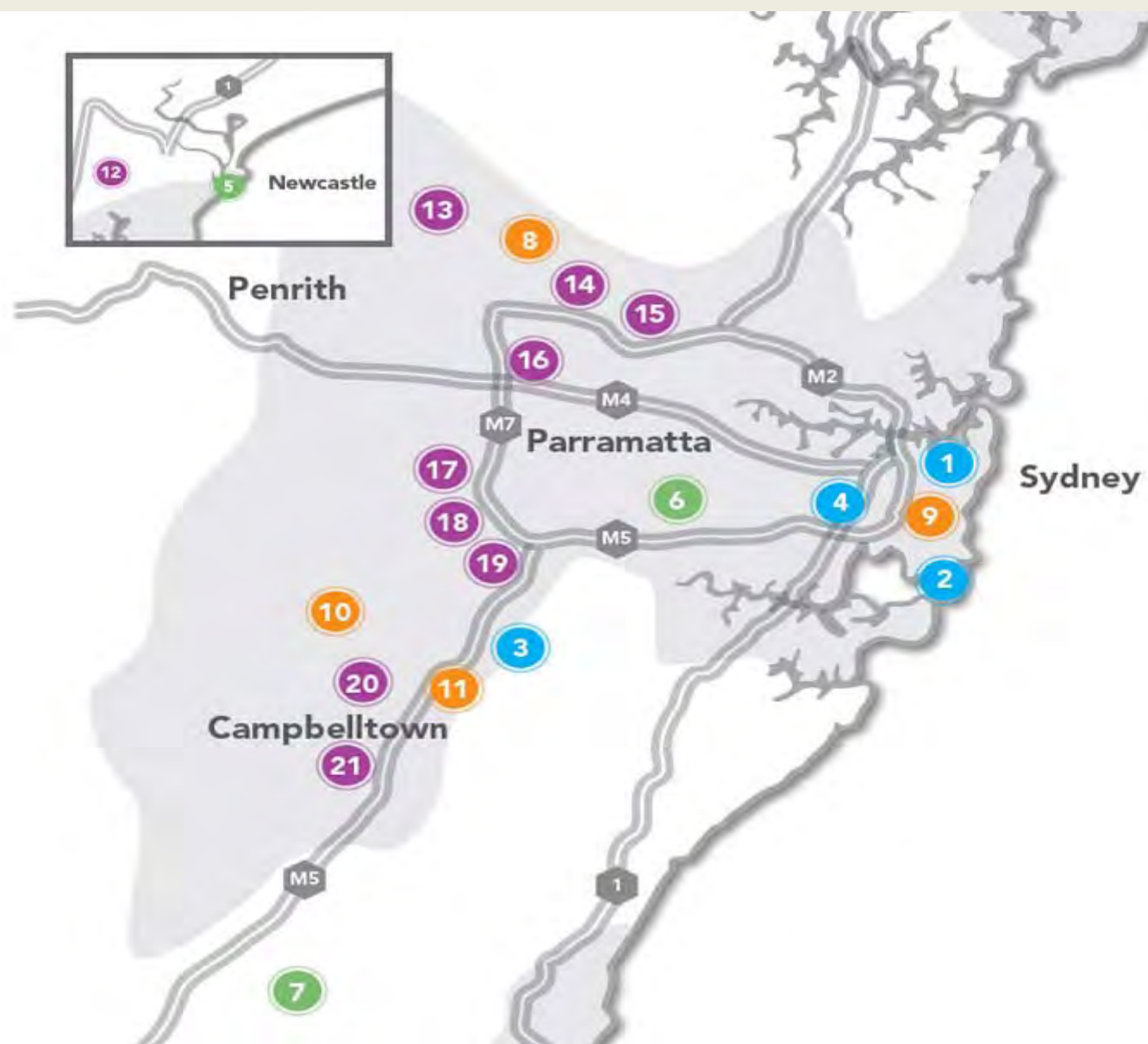
Providing homes for *moderate income households*.

Integrating socially, culturally and physically with the existing community.

Ensuring *access* between new and existing areas.

Contributing towards *community infrastructure* which addresses community needs.

Benefiting the existing community members as well as the new.



Inner Urban

Regional

Greenfield



Victoria Park – Green Square



Royal Newcastle Hospital



Oran Park – South West Sydney

Diverse Communities

- Housing diversity
- Cultural diversity
- Socio economic diversity
- Diverse age range

Housing Diversity

- Improve affordability
 - compact lots and smaller homes
- Provide choice of housing product
- Allow for tenure variety
 - purchasers, renters, social housing
- Integrate
 - into new and existing neighbourhoods
- Environmental sustainability



3-4 bedroom family homes



Terraces and Duplexes



Garage top studio and 1 bedroom apartments

Cultural Diversity

- Marketing in community language media
- Meet your neighbour events
- Cultural celebrations
- Catering
 - halal & vegetarian
 - alcohol free



Meet Your Neighbour Night

Socio-economic



- Housing choice
 - Range of lot sizes
 - Range of housing product
 - Investor (rental) and owner occupier
 - 7.5% moderate income housing product
 - Community housing
- Accessible to surrounding communities
- Local employment



Oran Park Town Centre

Age



- Primarily families
- Diverse range of housing product
 - Large family homes
 - Terraces and duplexes
 - One bedroom and studio apartments
- Universal Housing
- Aged Care facilities

Social Sustainability



- A relative concept
- Characteristic of society – not individuals or particular communities
- Many people use “social sustainability” and “social wellbeing interchangeably”
- Consensus that social wellbeing means a number of social indicators are stable or improving, for example:

Indicators of Social Wellbeing



Life expectancy

Philanthropy and volunteering

Levels of trust

Literacy rates



Infant mortality rates

Rates of heart disease

Crime rates

Unemployment

Sustainable Communities



- Healthy
- Welcoming and open
- Connected to the wider world
- Have a sense of place and identity
- Have a culture of volunteering and participation

Healthy By Design



- Connected grid street layout
- Pedestrian and cycle links
- Active and passive open space
- Activation
 - Heart Foundation Walking Groups
 - Organized sporting teams
- Education
 - Asthma Foundation Healthy Homes booklet



Welcome visit to each new household

Welcoming New Residents



- Home visit
- Welcome pack
 - information about the local area
- Invitation to events
 - local and regional
- Survey
 - demographic information
 - identify needs and interests of residents

Connecting People

- Creating a sense of community
- Meet your neighbour events
- Cultural celebrations
 - Harmony day
 - Easter
 - Diwali
- Regional events
 - Family Fun days
 - Christmas carols



Float at The Ponds

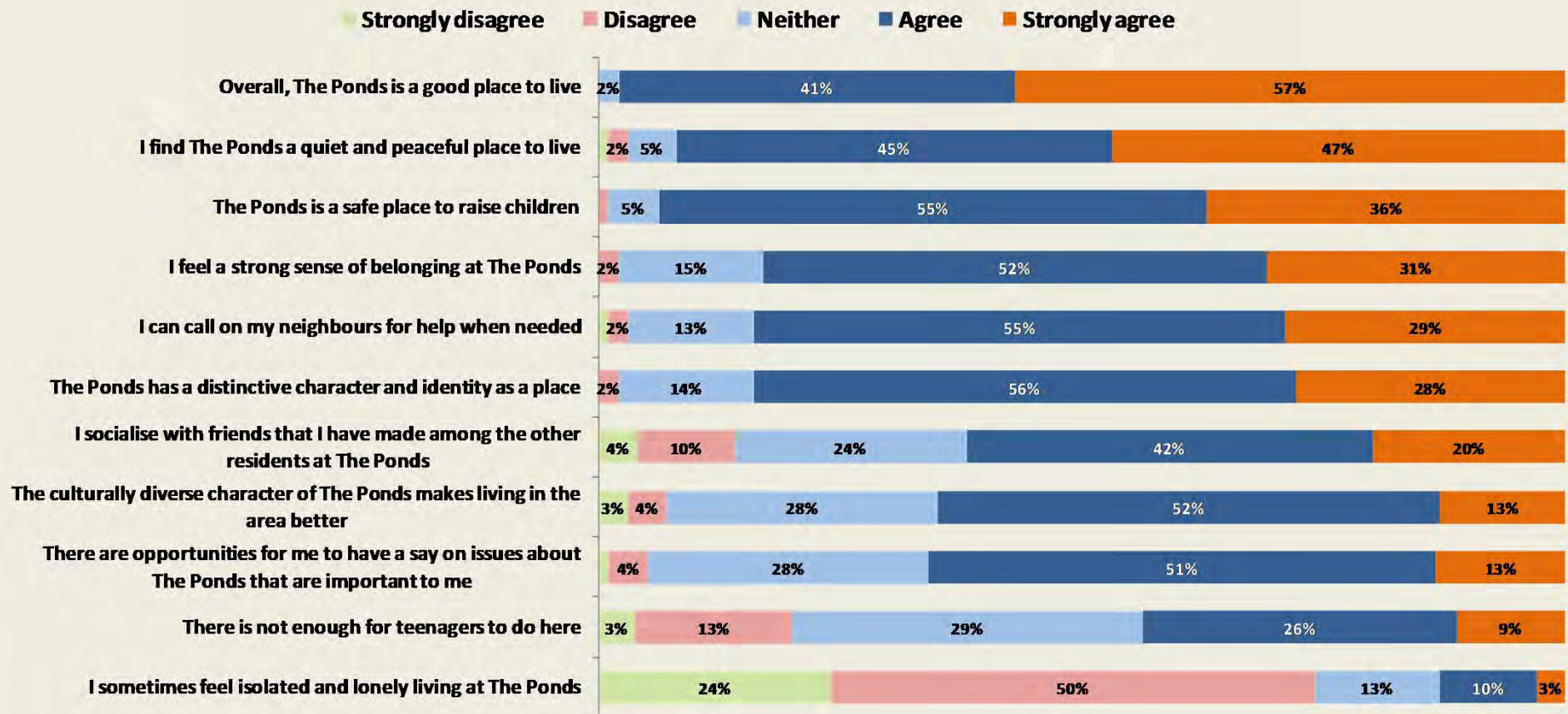
Making Great Places



- Public art
- Community facilities
- Bushland, creeks and natural features
- Community and cultural events
- Accessible and inclusive
- Good urban design

Sense of community at The Ponds

In regards to the sense of community within The Ponds, to what extent do you agree or disagree with each of the following statements? (n=231)





Oran Park Town sales and community centre



Minto Kitchen Garden Project

Volunteering



- Walking School Bus fleet
- Playgroups
- Bushcare
- Community events
- Over 55's groups
- Sporting teams
- Residents associations
- Community and charity events



Walking School Bus



The Ponds Junior Cricket team at the SCG 2012

Landcom Guidelines



- Community Centre
- Universal Housing
- Housing Diversity
- Open Space
- Public Art
- Street Design
- Street Tree
- Built Form



A healthy community is where everyone
makes a contribution and every contribution
is valued

thankyou

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