

# A Decade of Innovation

Presented by  
Sean O'Toole, Managing Director  
ACNU Sydney Conference  
4 August 2005

# History



- **1976 - Set up as a separate organisation**
- **1986 - Department of Housing**
- **1993 - Property Services Group**
- **1995 - Department of Urban Affairs & Planning**
- **2002 - Separate Entity (SOC)**

# Objectives







- Operate efficiently and maximise net worth of State's investment
- Sense of responsibility to community
- Protect the environment
- Sense of responsibility to regional development
- Undertake strategic and complex urban development projects
- Assist with urban management objectives
- To be a responsible land developer

# CAPABILITY GROWTH





## Key Reference

-  Centres
-  Urban Development
-  Urban Renewal
-  Corridors
-  Western Sydney Parklands
-  North West & South West Growth Sectors



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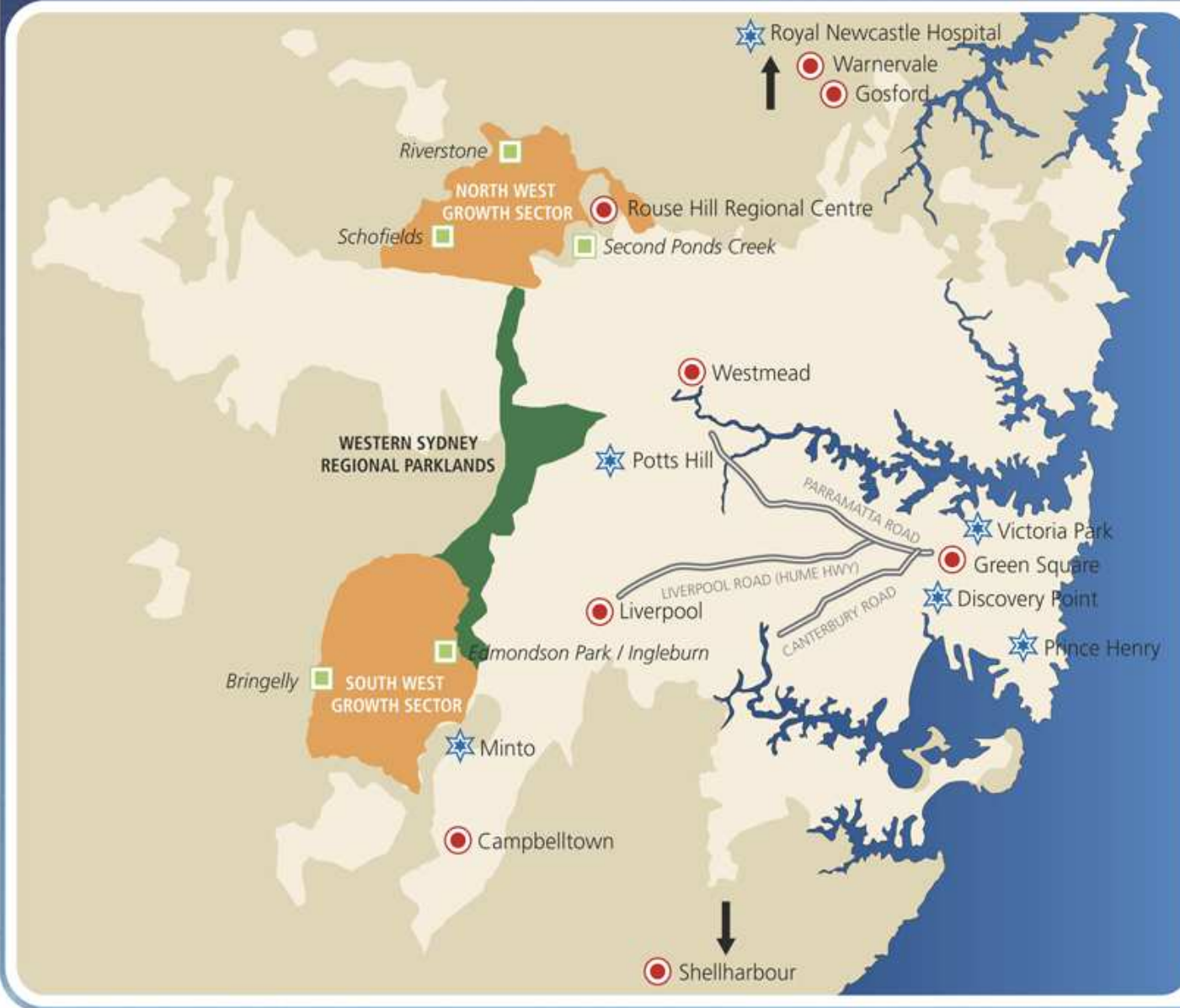
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# Housing Choice in the Suburbs



## Hunterford

### KEY FEATURES & INNOVATIONS

- Master Developer
- Multiple Builder Participation
- Response to Local Character
- Community Title - Intimate streets and special places
- Passive Solar Layout / Home design
- Rear laneways to reduce garage domination
- Housing Mix - Apartments, Townhouses, Duplex, Courtyard, Midsize and Large lots



# Housing Choice in the Suburbs



## Park Central

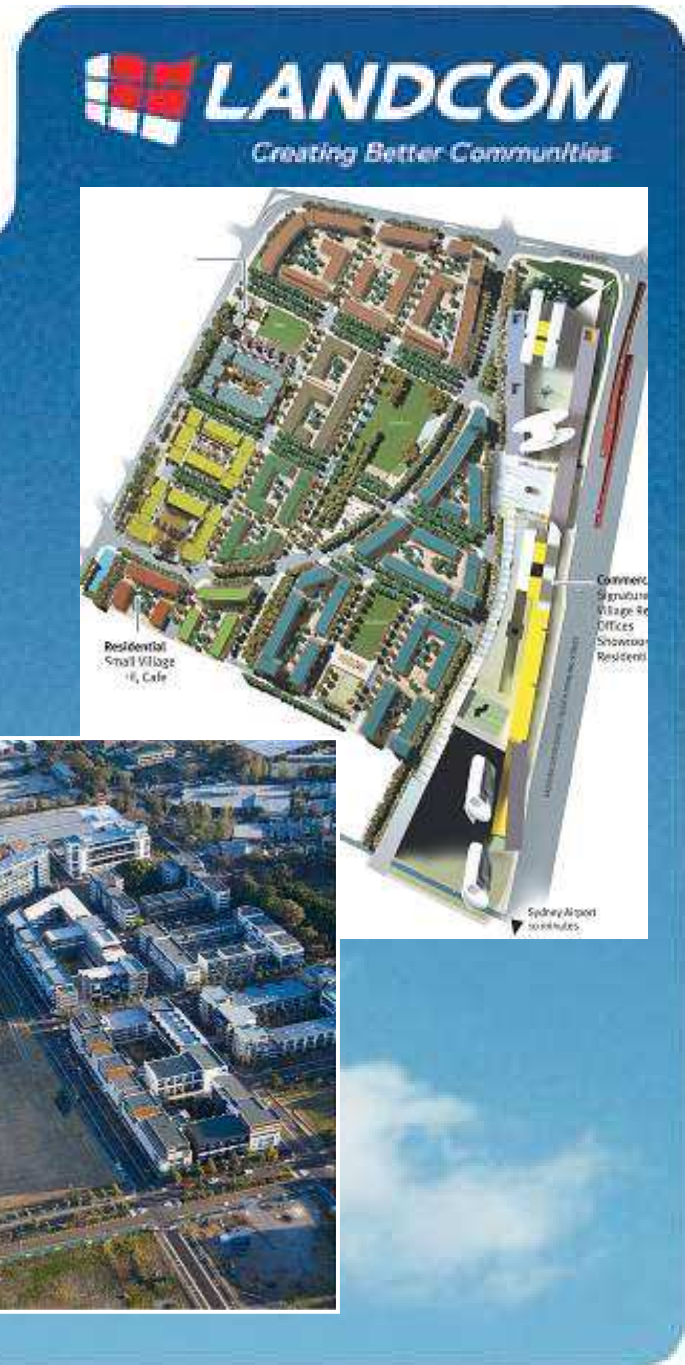
- 37 hectare site
- Ecologically sustainable development
- Individual precincts responding to topography and product type
- 740 dwellings including 310 retirement units
- 14 hectares of open space



# High Density That People Like

## Victoria Park

- Inner-urban mixed residential and commercial development
- 25 hectare former racetrack then industrial site
- Approximately 4,000 dwellings comprising a mix of townhouses and low, mid and high rise apartment buildings.
- Approximately 25,000m<sup>2</sup> of commercial office space and 53,000m<sup>2</sup> of retail and community uses



# High Density That People Like



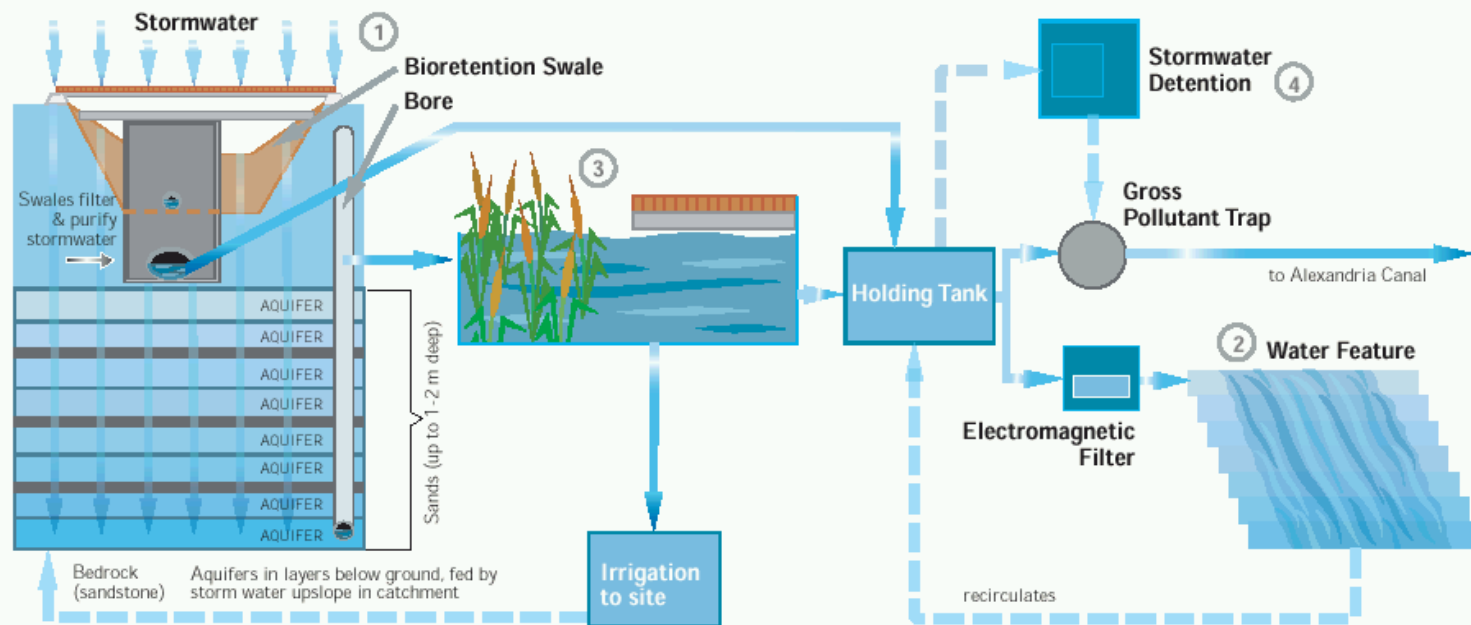
## Victoria Park

- Integrated on-site stormwater treatment
- Landscape and heritage items retained
- A well-connected grid of streets
- Public parks and quality open spaces



# Water Sensitive Urban Design

Water Treatment, Victoria Park





# Capitalising on our Heritage



# Great Parks



# Lessons Learned



- Getting the details right
- Valuable Partnerships

Councils

Builders

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