Introduction and Overview
Master Planned Communities & New Urbanism

Let's Define Our Terms

- Master Plan
- Community
- Master Planned Communities
- New
- Urbanism
- New Urbanism
Master Planned Communities & New Urbanism
A Short Trip Through Time

- “When in Rome....”
...and London and Washington
...and Paris and Bourneville and Letchworth and Garden Cities generally...
....and Chicago and New Delhi and Canberra and Copenhagen and Milton Keynes and Abuja...

etc etc etc
The US – A Brave New World

The New Urbanism
Toward an Architecture of Community

Peter Katz
Afterword by Vincent Scully
The UK – New Towns revisited, new settlements and growth centres
Australia – Taking the plunge
Lend Lease Communities

- Jacksons Landing
- Victoria Harbour
- Greenwich Peninsular (UK)
- Rouse Hill Regional Centre
- Varsity Lakes
- Caroline Springs
- Edgewater
- Newington
- St Marys – Ropes Crossing
- Nelsons Ridge
- Fort Hood (US)
- Forde, etc etc etc

…and onward into the future
Lend Lease Communities – Creating Special Places

The DLL ‘Advantages’

- A sense of belonging
- Greener open spaces
- Fully planned community
- Quality housing options
- Learning communities
- Business prosperity
- Attention to detail
- Respect for our environment
A new agenda?

The Tools and Templates....

- Master planning:
  - Urban places
  - Vital and active spaces
  - Mixed-use places with enough density and population to support the infrastructure whilst desirable enough to be aspirational.
  - Processes?
  - Master plans that respond to the site and its unique qualities that will build on the sense of place.
  - Master plans that create physical place, forced and unforced interactions, diverse mix of uses that respond to a variety of settings.

- Place Creation:
  - Social infrastructure – adaptable and flexible for the future.
  - Social people-structure – the physical realities of providing communities that build social capital.
  - Inspirational and authentic places – built from the ‘genius loci,’ the sense of place, where people want to be.
  - Places and spaces – that encourage and force social interactions for all parts of the community.
  - Cohesive and attractive visual landscape and character.
  - Water, the most immediate place-making element but how do we make it sustainable?
A new agenda?

Respecting that....

- Master planning is......
  - A process that ensures dreams are imagined and delivered.
  - An art that mixes and assembles land uses ensuring each its optimum location.
  - An ability to create a cohesive and strong physical environment in the spaces between the uses.
  - Place creation where the sum of the total far exceeds the individual pieces.
  - Design and planning that delivers a physical and social presence from which the community builds connections.
Varsity Lakes
The St Marys Project – Ropes Crossing
The St Marys Project – Ropes Crossing
Nelsons Ridge

To M4 Motorway
Neighbourhood Square
Lake, Playground, BBQ Area, Half Basketball Court
Ridge Central
Woolworths Supermarket, 15 Specialty Stores, Community and Childcare Centre
Children's Playgrounds
Tennis Courts
Children's Cycleway
BBQ Area
Dog Off Leash Area
Picnic Facilities and BBQ
...and so into the future
LLC Master Planned Communities
Creating Special Places through critical mass
• Delivering the necessary services and needs
• New methods of delivery
• Coordinated and efficient implementation
• The sustainable option
The Benefits of Master Planned Communities

Creating critical mass
- Delivering the necessary services and needs
- New methods of delivery
- Coordinated and efficient implementation
- The sustainable option
- Some disbenefits of alternative options
  - Fragmented ownership – and all that that brings…
  - Relative scale…
  - Incremental development….
Final musings

New Urbanism – New Schurbanism
Final musings

New Urbanism – New Schurbanism

What’s new about common sense?
Final musings

New Urbanism – New Schurbanism

What’s new about common sense?

Evolution not Revolution!
Final musings

New Urbanism – New Schurbanism

What’s new about common sense?

Evolution not Revolution!

It’s about ‘Creating Place’ stupid