A Decade of Innovation

Presented by
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ACNU Sydney Conference
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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
Key Reference

- Centres
- Urban Development
- Urban Renewal
- Corridors

- Western Sydney Parklands
- North West & South West Growth Sectors
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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 25,000m² of commercial office space and 53,000m² 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

Diagram showing the process of stormwater treatment:
1. Bioretention Swale
2. Gross Pollutant Trap
3. Holding Tank
4. Stormwater Detention

Water Feature

Diagram details:
- Stormwater collects in a swale and flows through a bioretention swale.
- Stormwater is filtered through aquifers and bedrock.
- The treated water is held in a holding tank and used for irrigation.
- Recirculation occurs through an electromagnetic filter.
Capitalising on our Heritage
Great Parks
Lessons Learned

- Getting the details right
- Valuable Partnerships
  - Councils
  - Builders
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