

Land Management Corporation

Developing Places for People: putting Health into LMC policies and projects

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Delivering places for people



History of LMC engagement

LMC appoints Sustainability Manager/Director

Parliamentary Inquiry into LMC

LMC joins Active Living Coalition - Heart Foundation

Lightsview - required use of Healthy by Design

Involvement in Thinkers in Residence Program

Integrated Design and Transport

Involvement in Health in all policies work on TODS health Lens

Initiating position of a specialist health design social planner in partnership with SA Health



Sustainable Development Strategy



Sustainable Development System

Supports Government policy by emphasising tangible outcomes expected in developments :

South Australian Strategic Plan

Adelaide 30Yr Plan

Human and Natural Resource Policies

Liveability at LMC is informed by

- Key research into best practice
- Healthy by Design
- Experience at Lightsview



Figure 1

LMC Sustainable Development Strategy



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Liveable Communities

Enhancing people's quality of life, health and well-being

Objective L3 – Quality Of Life (continued)

Facilitate access to community services, employment and sustainable transport options.

	TARGET	PERFORMANCE INDICATORS
L3.4	All dwelling sites to be within 400 metres of non residential land uses in TODs (i.e. shops, useable public spaces and retail facilities) and corridor development, and within 800 metres in residential developments.	<ul style="list-style-type: none"> % of dwellings that are within 400 metres of non residential land uses (i.e. shops, community facilities and employment) in TODs and corridor development and % of dwellings that within 800 metres of non residential land use (i.e. shops, community facilities and employment) in residential developments.

Objective L4 – Healthy Lifestyle

Provide opportunities for the development of healthy and balanced lifestyles.

	TARGET	PERFORMANCE INDICATORS
L4.1	Local walking and cycling trails connect to neighbourhood and regional trails.	<ul style="list-style-type: none"> Precinct planning for all residential developments with greater than 20 allotments have walking and cycling facilities that link beyond the development site.
L4.2	Passive or active recreational open space to be no greater than 200 metres from dwellings.	<ul style="list-style-type: none"> Dwelling sites created (as a % of total) that are within 200 metres of public open space.
L4.3	Streetscapes and transport networks developed that support health and communities.	<ul style="list-style-type: none"> Footpaths on both sides of the road. Street trees on both sides of the road. Traffic calming where appropriate. CPTED principles¹ incorporated into design.

Note 1: CPTED = Crime Prevention Through Environmental Design.

4 Place Making

Create well-designed places in which our communities can grow



Sustainable
Development
Strategy

Objective P1 – Community Development

Build genuine relationships with stakeholders through open dialogue, information sharing and education processes in order to understand and address community aspirations and honour LMC's civic responsibility.

	TARGET	PERFORMANCE INDICATORS
P1.1	Community consultation and engagement strategies are developed for major projects.	<ul style="list-style-type: none"> » % of LMC residential and urban regeneration projects that have community consultation and engagement strategies endorsed as part of PMF project proposal.
P1.2	Establish a policy framework to guide community infrastructure and community development planning and delivery in major LMC projects.	<ul style="list-style-type: none"> » A community planning and infrastructure policy framework is accepted by EMG.
P1.3	80% stakeholder satisfaction with LMC partnership outcomes.	<ul style="list-style-type: none"> » % of community and partner stakeholders who are satisfied with LMC's engagement and partnering processes.
P1.4	80% satisfaction from government agencies regarding their relationship with LMC.	<ul style="list-style-type: none"> » % of government agencies that are satisfied with their relationship with LMC.

Objective P2 – Precinct Planning

Engage with stakeholders to prepare plans that integrate land use, transport and public realm outcomes whilst taking into account community aspirations and government objectives.

	TARGET	PERFORMANCE INDICATORS
P2.1	100% of precinct and master plans developed are critiqued against SDS core objectives.	<ul style="list-style-type: none"> » % of precinct and master plans that meet Project Proposal SDS targets and core objectives.
P2.2	Establish a policy framework to provide a consistent approach to the essential elements of neighbourhood attributes, street network and hierarchy, block sizes, allotment diversity and envisaged building typologies.	<ul style="list-style-type: none"> » A precinct policy and procedures framework endorsed by EMG. » Precinct planning projects have a place making strategy endorsed by PRG.
P2.3	Identified key stakeholder and community issues are taken into account in the development of precinct plans and urban design guidelines.	<ul style="list-style-type: none"> » % of stakeholders satisfied with how their issues are addressed. » % of urban design guidelines that take into account stakeholder issues.

4 Place Making

Create well-designed places in which our communities can grow

Objective P3 – Urban Design

Promote high quality and functional built form and public realms that encourage attractive, viable and liveable communities through provision of a variety of dwellings and public spaces to suit the needs of residents, visitors and surrounding community.

	TARGET	PERFORMANCE INDICATORS
P3.1	Urban design guidelines for precincts and buildings reflect: <ul style="list-style-type: none"> – new urbanism principles² – health and wellbeing outcomes³. 	<ul style="list-style-type: none"> » % of precinct and master plans that contain principles and guidelines that address the P4 target and core SDS objectives. » % of projects that have substantially complied with Urban Design Guidelines.
P3.2	Deliver high quality public realm including parks, plazas, streetscapes community art, community gardens and event spaces.	<ul style="list-style-type: none"> » % of local groups and future stakeholders satisfied with public realm outcomes. » % of funds spent on the public realm.
P3.3	Maximising solar access is a principle in all master plans and urban design guidelines.	<ul style="list-style-type: none"> » % of public open space and mixed-use outdoor dining areas that access winter sun.

Note 2: New urbanism principles include: walkability; connectivity; mixed use; housing and diversity; quality architecture and urban design; traditional neighbourhood structure; increased density; green transportation; sustainability (optimal solar orientation in street network design and building typologies); and quality of life.

Note 3: Urban design principles health and well-being outcome covers both the public realm (e.g. WSUD, adequacy and diversity of open space provision, lighting, public art, road design, tree planting, landscaping, paving, street furniture etc) and the private realm (often governed by Urban Design Guidelines and Council Development Plans) e.g. roof/pitch form, setbacks, external material, bulk and scale, building front and side setbacks, driveways, garage/carport design, sustainable landscaping and solar access lighting.

Objective P4 – Cultural Recognition

Recognise and respect cultural and heritage attributes when planning and delivering places for people.

	TARGET	PERFORMANCE INDICATORS
P4.1	100% of LMC joint venture and land release agreements involve consultation with local indigenous groups and local heritage groups.	<ul style="list-style-type: none"> » % of local indigenous and local heritage groups consulted in project proposal and delivery.
P4.2	All LMC properties (including land sold) that contain heritage listed properties and areas have a strategy for conservation/preservation in place.	<ul style="list-style-type: none"> » % of LMC heritage sites that have conservation strategies in place and % of compliance with those strategies.
P4.3	The cultural essence and history of the locality is reflected in urban design and built form.	<ul style="list-style-type: none"> » % of local and indigenous persons involved in project satisfied with cultural interpretation of place.

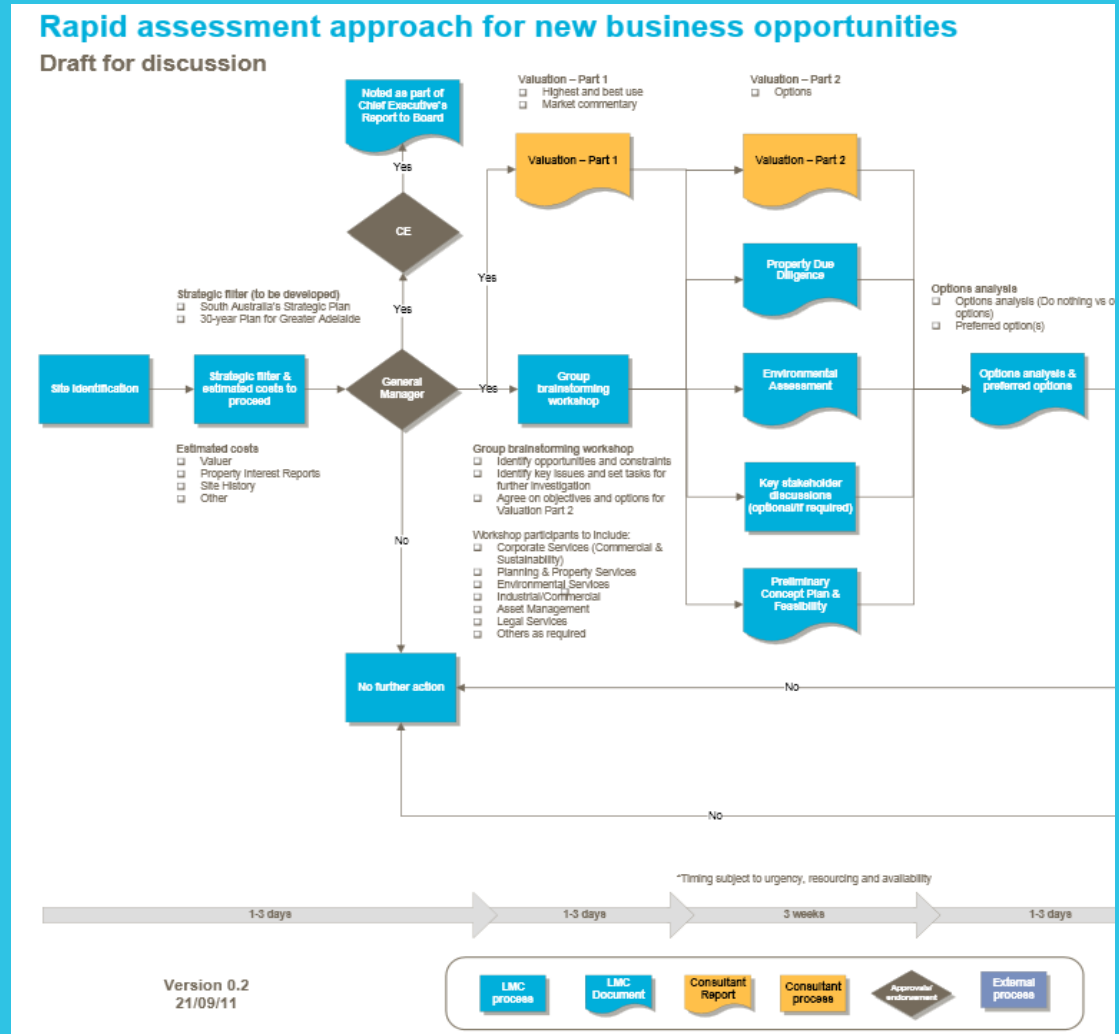
Draft SDS Guidelines and measurement



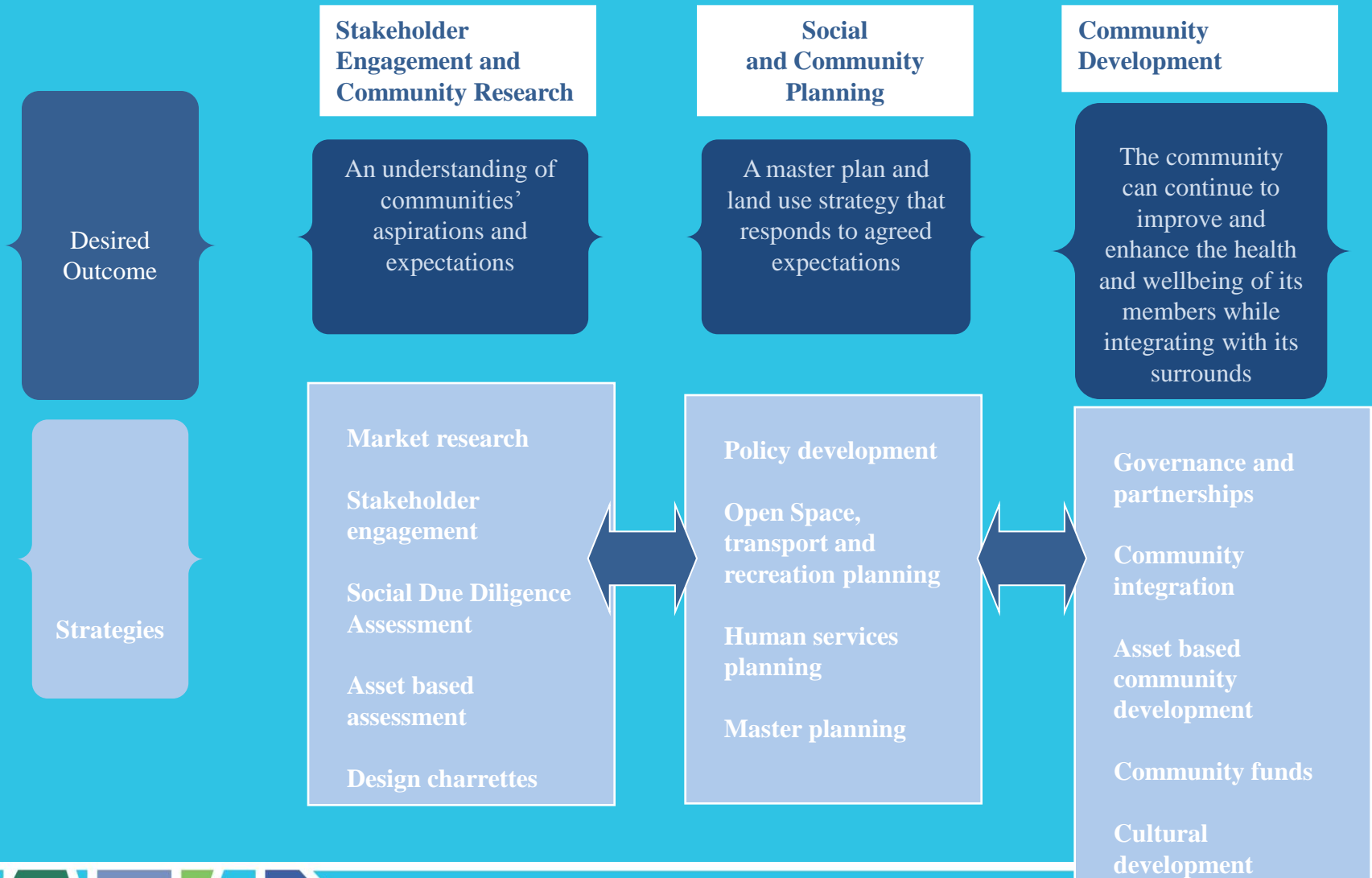
QUALITY OF LIFE	
L3.1	EVERY DWELLING SITE IS WITHIN 400 METRES OF AN EXISTING OR PROPOSED BUS / TRAM STOP OR 800m OF AN EXISTING OR PROPOSED TRAIN STOP
PURPOSE <i>Why is this a target?</i>	<ul style="list-style-type: none"> ▶ Aims to deliver access to transport based on recognised standards of people's willingness to walk to public transport. Research has shown that people will walk further to fixed rail than a bus stop. DTEI advice suggests that the drop off in use for a bus stop is quite rapid the further the dwelling is from the stop
PERFORMANCE INDICATOR <i>How are we measuring success?</i>	<ul style="list-style-type: none"> ▶ Dwelling sites created (as a % of total) that are greater than 400 metres from a bus stop and/or 800 metres from a train stop
METHODOLOGY <i>How do we collect this data?</i>	<ul style="list-style-type: none"> ▶ The Network Walking Tool should be used to determine the boundary of 400m and 800m from designated stops ▶ Safe walking distance is measured using a network analysis as it demonstrates actual routes to a stop. A euclidean or "as the crow flies" buffer can be misleading ▶ Where public transport stops have not been finalised proposed stops should be used as indicators <div data-bbox="1282 546 1534 836" data-label="Image"> </div> <p><small>Network and Euclidean Distance</small></p> <ul style="list-style-type: none"> ▶ Image courtesy of DPLG ▶ Where public transport stops have not been finalised, proposed stops should be used as indicators
PROJECT PHASE <i>When should this target be considered?</i>	<ul style="list-style-type: none"> ▶ Master planning phase
DOCUMENTATION <i>What documents need to explicitly address the target?</i>	<ul style="list-style-type: none"> ▶ Land division documents ▶ Developer contracts ▶ Network analysis (GIS reporting which indicates distance from a particular point)
DATA SOURCES <i>What documents are likely to contain the information we need?</i>	<ul style="list-style-type: none"> ▶ Developer reports
RECORDS MANAGEMENT <i>Where is the data stored?</i>	<ul style="list-style-type: none"> ▶ FileCM ▶ SDS Data Reporting Spreadsheet
REPORTING FREQUENCY <i>How often do we record the data?</i>	<ul style="list-style-type: none"> ▶ Annually

Project Management Framework

- LMC standardising approach
- Future is infill sites, complex sites
- Opportunity to consider 'social sustainability' in the mix with all other considerations



Social Sustainability



Partnering across Government

"Providing a developers perspective into government policy"

- Thinkers in Residence – Fred Hansen
- Active Living Coalition
- Communities and the Built Environment
- Health in All Planning/Health in All Policies
- Age-Friendly Initiative
- Child Friendly Initiative
- National – Green Star Communities, National Healthy Spaces and Places training modules

Land Management Corporation

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Delivering places for people

