How Urban Development Works in Western Sydney

Western Sydney is home to one of the leading edge multi-use (commercial, residential and retail) developments in Australia; The New Rouse Hill. A partnership between Landcom (A State-Owned Corporation of the NSW State Government), Lend Lease and General Property Trust has resulted in a former golf course now featuring an award-winning shopping centre, commercial and social infrastructure (schools etc) and a community of (eventually) 3,000 residents. The New Rouse Hill is an example of public/private partnerships, where the State Government, Local Governments and private companies work under specific legislation to develop major new infrastructure projects. It’s the new way of enabling development and meeting Government planning objectives.

### 2010 Program

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
<th>Location</th>
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<tbody>
<tr>
<td>August 6</td>
<td>How Urban Development Works in Western Sydney</td>
<td>Learn 2, Community Centre The New Rouse Hill</td>
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<td>12 Bellcast Rd, Rouse Hill NSW 2155</td>
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<td>Note: This is the main street of the town centre heading north from the Yellow Wind Turbine/Bus interchange via Reading Cinema. Look for the central square and water feature.</td>
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<tr>
<td>Next - October</td>
<td>How Community Works in Western Sydney</td>
<td>Learning for Life, The Smith Family, Fairfield Program</td>
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<td>November</td>
<td>How Urban Renewal Works in Western Sydney</td>
<td>Civic Place, Parramatta</td>
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<tr>
<td>May 28</td>
<td>How Negotiating Works in Western Sydney</td>
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### How Urban Development Works in Western Sydney

**Western Sydney** is home to one of the leading edge multi-use (commercial, residential and retail) developments in Australia; The New Rouse Hill. A partnership between Landcom (A State-Owned Corporation of the NSW State Government), Lend Lease and General Property Trust has resulted in a former golf course now featuring an award-winning shopping centre, commercial and social infrastructure (schools etc) and a community of (eventually) 3,000 residents. The New Rouse Hill is an example of public/private partnerships, where the State Government, Local Governments and private companies work under specific legislation to develop major new infrastructure projects. It’s the new way of enabling development and meeting Government planning objectives.

**1330** Arrival and Networking

**1400** Welcome and Overview of the Session

- Welcome, Welcome to Country
- The role of the EAC
- Purpose of the *How Business Works in Western Sydney* Program
- Explain how the program will work
  - Presentations from business leaders, Discussion, Walkabout, Return: Presentations, Conclusion, Networking

**1410** Part 1 – STRATEGIC DRIVERS OF SUSTAINABLE DEVELOPMENT (Context and Theory)

**The Western Sydney 2030 Plan: The Key Challenges facing Western Sydney**

- Michael Edgar The Hills Shire Council

  - State and Regional Strategic Plans – Key statistics, Key Challenges
  - What you can do to promote the 2030 priorities

**1430** Residential Planning: What’s Involved? Landcom’s View

- Greg South/Landcom Team

  - Role of Landcom (vis-à-vis State Government Growth Plans)
  - How Landcom works and its priorities
1500  **What Type of Business is Property Development? What are the Drivers?**

Ranisha Clarke, Lend Lease

Lend Lease: From the Snowy Mts in 1951 to 40 countries in 2010
Model – cash flow patterns; Capital issues; Lend Lease model
Master Planned Urban Communities: Concept and strategic risk
The Rouse Hill Model: Sectors [retail, residential, commercial, community]

1520  **Forum: The New Rouse Hill: A Public/Private Partnership**

What are they?
How do they work?
What are the governance challenges?
What is ‘Governance survival tips’? – Fran Morris
Greg South, Landcom – representing the land owner
Ranisha Clarke – representing the developer
Michael Edgar, The Hills Shire Council – representing the community/council priorities

1540  Questions, Conclusions

John Glover, EAC

1540  **Afternoon tea and Sustainability Walkabout**

Fran Morris EAC, GPT

Guided walk through the town centre to see the key economic/social and environmental features of the town centre and immediate surrounds (to underpin the more practical discussions in the second part of the program)

1630  **Part 2: LEADING AND MANAGING CHANGE TOWARD SUSTAINABILITY**

**What Does ‘Sustainable Development’ Mean and Require?**

Fran Morris, EAC

Development of the concept (TBL, Manidis, Ratings, Competitions)
The challenge, if you accept it, is to…

1645  **The Town Centre – How GPT Lives with Sustainability**

Martin Ollis GPT

Introduce GPT; Asset class mix
Why GPT bought the Town Centre - retail trends
Sustainability; Sustainable Development – why it won the PCA award

1715  **Leading your Company Toward a Sustainable Future**

Mary Lynne Pidcock, Transition *Realising Business Futures*

Government programs available to assist companies in sustainability initiatives
How to start managing change towards a sustainable model

Discussion: How to measure success in sustainable business

1745  Review of Part II: Discussion and Conclusions

John Glover, EAC

1800  Closure, Networking

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*The EAC may change the order of the program if required to accommodate our speakers. This event is FOC but requires registration through Nicole Matthews: n.matthews@uws.edu.au*