

An aerial photograph of a city street, overlaid with a semi-transparent blue filter. The street is lined with trees and has several people walking on the sidewalks. A red car is visible on the right side of the road. The overall scene is bright and clear, suggesting a healthy and liveable urban environment.

# How can we deliver healthy, sustainable and liveable communities?

Presentation by Dean Landy  
Partner - ClarkeHopkinsClarke



**What makes  
communities liveable?**







# **We defined a liveable community as...**

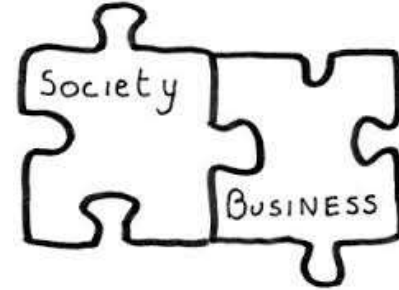
- Caters for a diverse mix of people
- Evolving sense of place and character
- Well-connected and highly walkable
- Socially inclusive offering opportunity for engagement
- Offers an affordable lifestyle
- Opportunities for life-long learning, employment and entrepreneurs
- Self-sufficient village
- A safe environment offering mix of uses, densities and architecture

# A liveable community must also:

Be commercially viable



Embrace shared value



*A business strategy focused on companies creating measurable economic benefit by identifying and addressing social problems that intersect with their business.*

An aerial view of a busy street market. The street is filled with people walking and browsing. Several white pop-up tents are set up along the sides of the street, some displaying goods like flowers. In the background, there are trees, buildings, and traffic lights. The entire image has a semi-transparent teal overlay. The text "How do we create liveable communities?" is centered in white, bold font.

**How do we create  
liveable communities?**



# My Journey.



## Applied Knowledge

Active involvement in creating town centres around Australia.



## Purpose Driven Business

Commitment to social and environmental performance, accountability, and transparency.



## Social Impact

Transforming the lives of hundreds of children in some of the most disadvantaged areas through care, education and hope.





“

*First life, then spaces, then buildings  
– the other way around never works.*

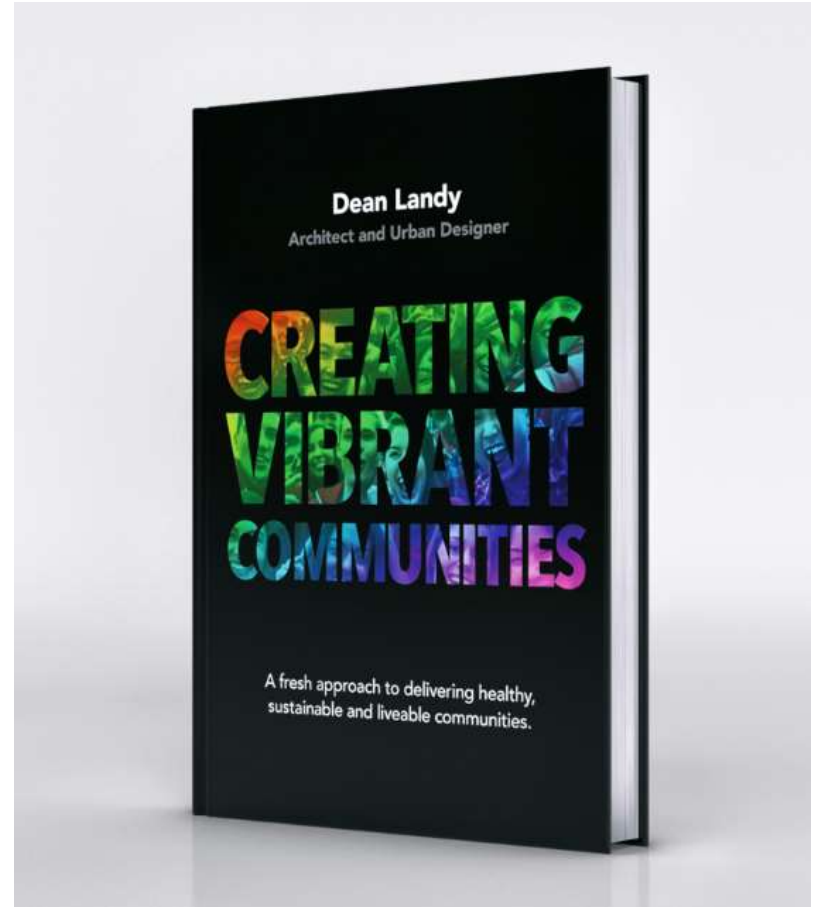
**Jan Gehl**

”

## **Creating Vibrant Communities.**

*A fresh approach to delivering healthy, sustainable and liveable communities.*

Setting out a practical process to encourage a more considered, strategic and collaborative approach to development, including 35 interviews with leading experts in the field of health, community and urban development.



# *Tribus* – a community evolution process.

**Visualise.**



Set a strong vision and create challenging goals that everyone is focused on achieving. Establish a core team that is passionate about achieving that vision.

**Realise.**



See the vision become reality. Broaden the network of stakeholders in order to masterplan, design and build a more considered, diverse and inclusive community, sooner.









**Activate.**



Bringing people and life to new Places. Plant the seeds to build a vibrant community and a thriving town centre.



















# The Methodology – ‘how’

## Soft & Hard Elements

Soft Elements	 People	Understand the people that make the community
	 Place	Create a unique sense of place
	 Diverse	Consider a diverse mix of housing, uses, and densities
	 Connected	Ensure a strong connection between all elements
	 Healthy & Active	Encourage more active and healthy lifestyles
	 Local Economy	Create a strong local economy
	 Safety	Ensure people feel safe
	 Sustainability	Consider the economic, environmental and social sustainability
	 Time	Consider the time it takes to build a community

# The Methodology – ‘how’

## Soft & Hard Elements

Soft Elements	Hard Elements
 People	 Public Realm
Understand the people that make the community	Places to enjoy the outdoor environment
 Place	 Transport
Create a unique sense of place	A variety of transport options
 Diverse	 Community
Consider a diverse mix of housing, uses, and densities	Places people can come together and connect
 Connected	 Retail
Ensure a strong connection between all elements	Places to shop, eat and socialise
 Healthy & Active	 Commercial
Encourage more active and healthy lifestyles	Places for services, offices and trade
 Local Economy	 Health & Wellbeing
Create a strong local economy	Places to provide care and pursue good health
 Safety	 Education
Ensure people feel safe	Places to allow whole of life learning
 Sustainability	 Recreation
Consider the economic, environmental and social sustainability	Provide places for sports, relaxation and enjoyment
 Time	 Residential
Consider the time it takes to build a community	Provide a variety of living options

# Tribus.

## Community Evolution Process.

A step-by-step process that considers the evolution of new communities, combining the soft and hard elements that collectively make a *vibrant community*.





# Visualise.

Case Study: Tallangatta Revitalisation, VICTORIA.



Aerial Photo

indianapolis.in.gov



## Visualise.



- Establish the core project team
- Conduct a Situation Analysis
- Undertake engaging community consultation
- Set clear & measurable targets

*Juliana Phelps, CEO of Towong Shire Council, said:  
“Our brief for Tallangatta made it clear that the  
masterplan must generate a series of realistic and  
practical projects that can be implemented in a five  
year time frame.”*

# Official Opening



# Big Idea 05 - A destination for tourists

## The idea

Tallangatta is located within an hour drive of some of the major logged towns and recognised attractions. Visitors and tourists can provide additional revenue of income for businesses and feed the town's economy, but they will only come if there is something to attract them. The key idea is about leveraging by communities to attract visitors and tourists to generate business and interest in the town by:

Making Tallangatta is distinctive that visitors want to get interested in, to come to the town, to visit, to see and to experience. The aim of this strategy is to create the town's unique identity. Considering how this strategy will be the best, without obstacles and implementation can be encouraged.

## opportunities and issues

**IMPROVE ACCOMMODATION**

- Develop a range of accommodation options to cater for different budgets and preferences.
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**IMPROVE SERVICES**

- Develop a range of services to cater for different needs and preferences.
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- Develop a range of services to cater for different needs and preferences.

**INCREASE TOWN'S EVENTS CALENDAR**

- Develop a range of events to cater for different interests and preferences.
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**SOAK UP THE RURAL SCENERY**

- Develop a range of scenic views to cater for different preferences.
- Develop a range of scenic views to cater for different preferences.
- Develop a range of scenic views to cater for different preferences.

**WATER FRONT DEVELOPMENT**

- Develop a range of waterfront activities to cater for different preferences.
- Develop a range of waterfront activities to cater for different preferences.
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**SCIENTIFIC TOURS**

- Develop a range of scientific tours to cater for different preferences.
- Develop a range of scientific tours to cater for different preferences.
- Develop a range of scientific tours to cater for different preferences.

**WINE TOURS**

- Develop a range of wine tours to cater for different preferences.
- Develop a range of wine tours to cater for different preferences.
- Develop a range of wine tours to cater for different preferences.

**TOURIST FACTOR PROGRAM**

- Develop a range of tourist factor programs to cater for different preferences.
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**ENERGY AND TOURISM**

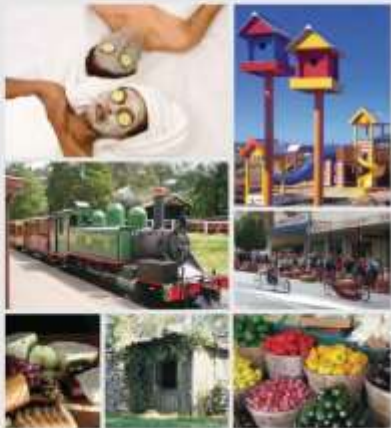
- Develop a range of energy and tourism initiatives to cater for different preferences.
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## Inspiration



"...TALLANGATTA NEEDS TO BE KNOWN FOR MORE THAN ONE THING..."

ANDREW SAUNDERS EXPRESSION



## inspiration



## 2.0 Tourism

### Key

- 2.1 New visitors centre in 'The Hub' building
- 2.2 Regional adventure playground
- 2.3 Create cultural / tourism precinct around the butter factory and Rial Trail
- 2.4 Create more food choices
- 2.5 Upgrade Tallangatta Lookout
- 2.6 Targeting specific tourism groups
- 2.7 Increase events calendar
- 2.8 Increase / upgrade accommodation options
- 2.9 Facilitate Water based activities



An aerial, black and white photograph of a bustling outdoor market street. The street is lined with numerous white pop-up tents, each housing a different vendor. A dense crowd of people is seen walking through the market, some stopping at the stalls. In the background, multi-story buildings with windows and balconies line the street. The scene is captured from a high angle, looking down the length of the market.

# Realise.

Case Study: SOHO Village, VICTORIA.





# Realise.



## Soft Elements



### People

The design of Faby Village aimed to fulfil the objective of providing the security and convenience of a 20-minute village to the existing Almonds Lane surrounding it.

The development features a range of pedestrian friendly routes and village spaces (both with seating) and featuring a range of community amenities such as a medical centre, play area, grocery store, child care and a community church/fitness centre that can be used by community and business events.

The development connects with existing walking paths to provide an integrated and highly accessible community hub.



### Place

The overall form of the development creates a sense of welcome similar to a traditional European village square. This is done with access to the street from the main entrance, the pedestrian form and visual connection to neighbouring residential contribute to the sense of place.

However, the density of Faby Village stems from its local public domain and high quality tenant mix which further enhances the project's destination appeal.

The relative height and spacing of the Faby Village development creates a prominent landmark for Faby Creek. The Northern facade picks up on the history of Faby Creek Royal Australian Airforce with a distinct pattern of the historic army machine integrated into the ground having a recognizable geometry to the project.



### Diverse

Faby offers a diverse mix of uses and living options that were not previously available in Pine Creek. These include:

- A medical centre
  - A combined child care and Youth Centre
  - Child care
  - Retail, dining, cafe
  - Commercial office space
  - High density apartments
  - Luxury townhouses
  - Lower Faby townhouses forming a linear office with a dedicated street front entrance
- The development achieves a diversity of approximately 40 different uses per hectare.



### Connected

The site uses interconnected road and cycle lanes and shared zones to cater for all while supporting that which connects us with our streets.

The site can easily be accessed using a variety of active transport modes - walking, bicycle and public bus.

The interconnected nature ensures that connections with existing footpaths and streets existing pedestrian and walking connections.



### Healthy & Active

Walkability is a primary focus of Faby. It enhances the retail use offering, supports our destination and connects the site with existing walking trails and pathways.

Inclusion of bicycle racks encourages cycling to the project.



### Local Economy

The incorporation of dedicated home offices supports home-based employment. This project can attract investment and add significantly to the local economy.

A large purpose-built office for local real estate agent with provision for an additional office to include, as well as the grocery store, medical centre and other local retailers provides a small local employment base.



### Safety

The density and allocation of retail, commercial and residential uses provide enhanced pedestrian opportunities.

The deliberate orientation of residential housing and overlooking commercial amenities spaces increases pedestrian safety.

A greater mix of uses creates more activation times, number and presence of people being around.

Reducing primary street noise/visibility, reduced road width and a central median street also which encourages through the project, improving pedestrian safety.



### Sustainability

The economic sustainability of Faby Village offers a mix destination appeal, diverse mix of use driving vitality throughout the day and night by attracting quality tenants. The social sustainability of the project is also closely related to these themes.

Green the context, surrounded by detached built building forms, the medium and high density housing options at Faby Village provide housing choice and affordability as well as a consistent through.

Local commercial sustainability is provided by positive design principles such as orientation, mixing and climate-responsive measures including screening and shading to north directions and passive solar design. The high-density townhouse format offers advanced energy efficiency benefits.

A New Place Committee has been established to help drive new community connections and developments.



### Time

The development was built in a single stage with staggered completion dates for various buildings. The completed complex demonstrates how the use of smaller than housing large, open spaces of land resulting development benefiting from the quality of the place.

Developer, M&J had provided incentives to retailers to start trading early to ensure the desired village atmosphere was established from the outset.



### Nature & Light

Faby Village's public realm is central to the unique sense of place.

The village spaces and main street are well considered with landscaping, seating and public art.

Furthermore, the street network has been designed to allow a section of the main street to be closed down for community events which still maintaining an alternative access point to the central carpark.



### Transport

Integration with established walking and cycling routes and the creation of an appealing local village encourage active journeys to the village centre.

The development is also positioned on an existing bus route.

Car parking is accommodated naturally in an area that can be converted into a village market if needed. The integral placement of the car park ensures that the street appeal of the central shopping zone is enhanced by car parking.



### Community

A small community church designed by The Church of Christ provides a central and contemporary space including a 200 seat sanctuary, function space and minister's office. This provides a facility that is used by the church on weekends but can also be hired out for community uses, conferences and events during the week.

There is an upper level A&A cafe centre with direct access to a large outdoor deck.

## Hard Elements



### Retail

The retail mix of Faby Village was highly considered and essential to the development of the place's identity.

The restaurant premises were selected first among hundreds of applicants for their attractive branding, premises located in hospitality and ability to provide consistently high quality food and service. Many of these already have existing businesses despite the early stage of trading.

A retail bar and bath shop provides a local point, enabling patrons to bring food across from other establishments while they enjoy the craft beer selection on tap, a contemporary concept that is working just as well in Faby Village as would be expected in a more developed urban centre.

The local supermarket provides an elevated due to their willingness to work with the development concept. It was eventually awarded 'Value Frome' and provides a slightly more premium product inventory than its storage superstores.



### Community

There are a mix of office spaces including a 300sqm purpose built facility for a large real estate group's central office within the community health facility, as well as some home offices with off-street access within the townhouses.



### Health & Wellbeing

Walkability is built in to the infrastructure through the compact street design and car parking deposited on surrounding low cost land usage. There are also good connections to the existing walking trails of the neighbouring park.

Inclusion of a medical centre, dental and physiotherapy further enhances the health and wellbeing aspects of the development.



### Education

A second floor level Montessori childcare facility serves a dual purpose as the Sunday School room for the community church below.



### Recreation

The development's six limits recreation includes but not limited to strong connections to the adjacent park.



### Residential

There are 47 townhouses (including nine fibre townhouses incorporating an office with a dedicated street entrance)

There are 28 apartments including one and two bedroom apartments. The first apartment development in Pine Creek proved very successful with the units being predominantly purchased by owner occupiers including a high proportion of first home buyers and returns.







Cross  
Culture  
Community  
Centre









A black and white photograph of a large outdoor gathering, likely a community event or festival. The foreground and middle ground are filled with a dense crowd of people sitting on the ground or on folding chairs. In the background, there are modern, multi-story apartment buildings under a cloudy sky. A semi-transparent blue rectangular overlay covers the middle portion of the image, containing the text.

# Activate.

Case Study: Polaris 3083, VICTORIA.





# DealCorp.

## DRAWING LEGEND

- APARTMENT
- TOWNHOUSES
- COMMERCIAL
- HERNISE
- BY OTHERS
- APPROVED PLAT

- EDGE OF CURRENT WORKS
- STAGE 01 COMPLETE
- STAGE 01 UNCOMPLETE



## Urban Renewal

# Placemaking – heritage & adaptive reuse.



# Activation Initiatives.



An aerial photograph of a bustling street market, overlaid with a semi-transparent teal filter. The scene is filled with people walking through a street lined with numerous white pop-up tents. In the background, there are buildings and trees. Two traffic lights are visible, and speed limit signs for 30 km/h are posted on the street. The overall atmosphere is one of a vibrant, community-oriented event.

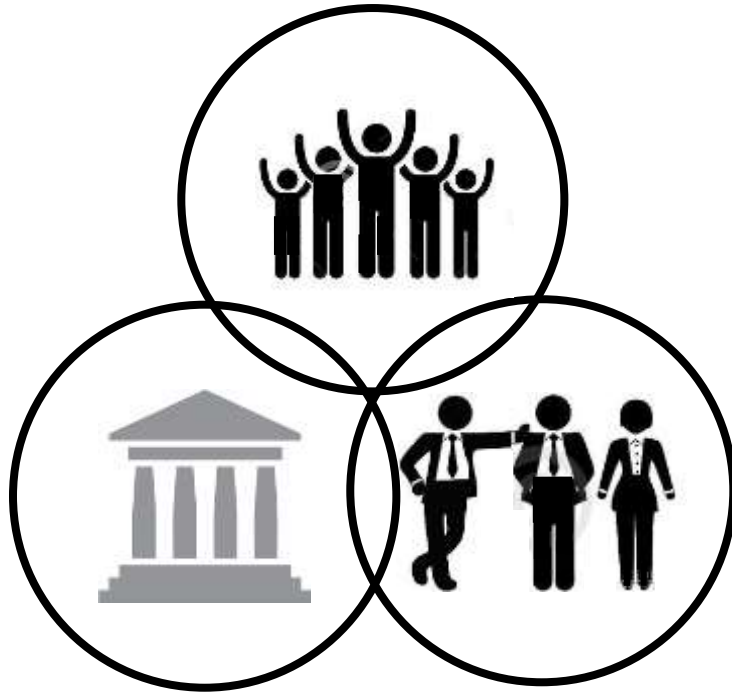
**How can we use  
technology to help  
create more liveable  
communities?**



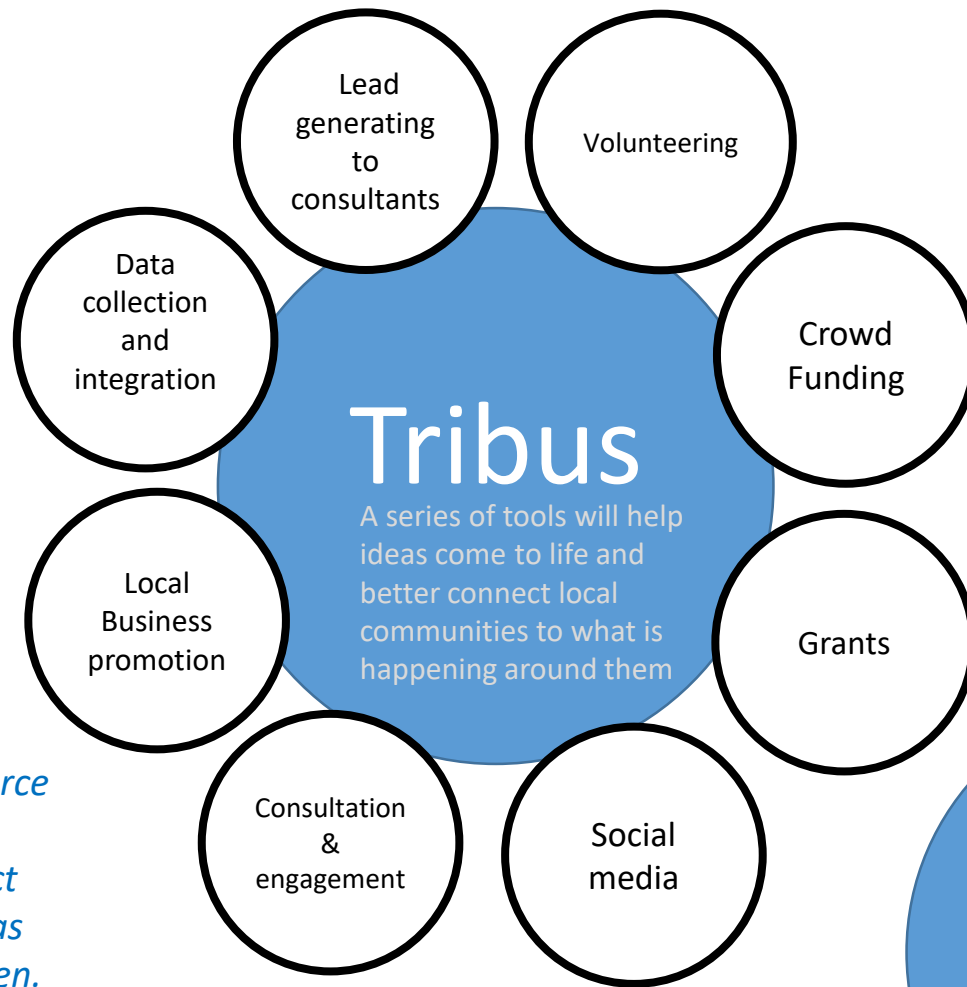
Empowering People | Building Community

- **Social exclusion is a real problem.**
- **People feel disempowered.**
- **Councils are disconnected.**
- **Many companies want to contribute.**





What is  
Tribus?



*Tribus is a powerful tool, resource and network. Its intelligent functionality will better connect good ideas to funding as well as people willing to make it happen.*

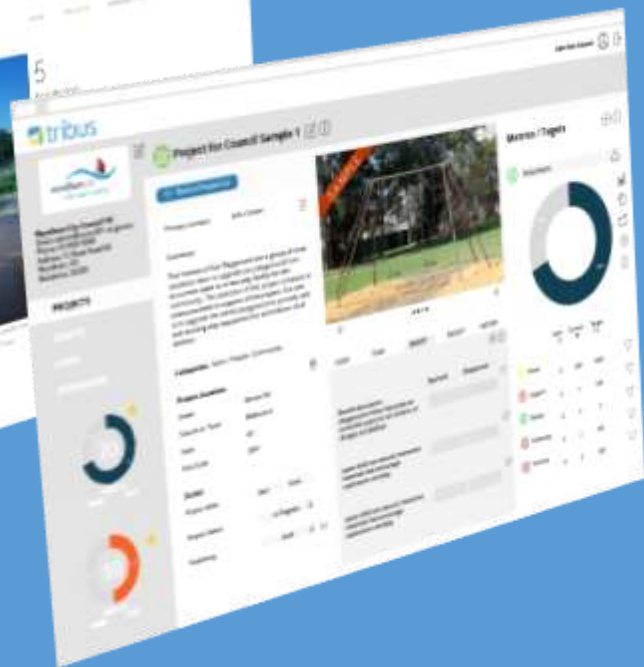
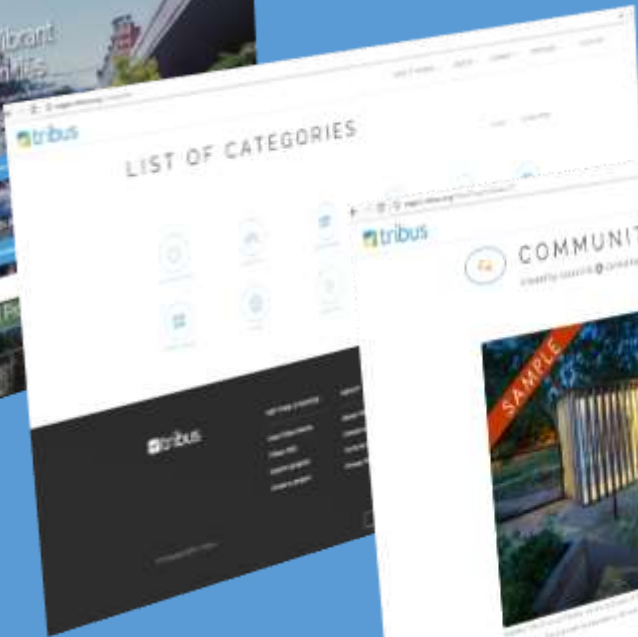
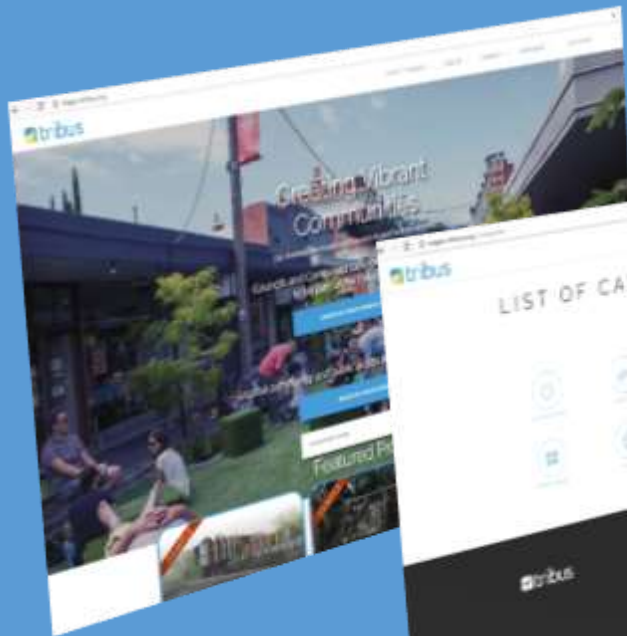




*Tribus puts its money where its mouth is (so to speak!) through the Tribus Foundation.*

Giving back to  
community





*The Tribus website V1.0 has now been developed. We are calling for councils to take part in a pilot program.*



*“its not where you live,  
its how you live “*

Hugh Mackay

# Thank you

Now available in bookstores,  
online [www.creatingvibrantcommunities.org](http://www.creatingvibrantcommunities.org)  
or see me to secure a copy today.

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