

LWP Sustainability Strategy

1. Introduction

1.1 Background

Leading corporate entities now recognise that their corporate responsibilities and long term financial viability require the adoption of strategies which incorporate economic, social and environmental considerations. Reporting on performance in these three areas is known as triple bottom line reporting.

Sustainability has an economic and risk reduction focus. In addition to the traditional approach of considering financial returns, this requires adopting a broader view by integrating broader community interests into core business strategies.

1.2 LWP's Role in Sustainable Development

LWP's culture is a positive one, of pioneering innovative solutions, adopting a leadership position in the land development industry in sustainable development and sharing information with stakeholders. A core strength of its endeavours has been a holistic, integrated approach to design and delivery achieved by an inclusive, multi disciplinary team.

It visualised and subsequently pioneered significant initiatives including: more compact housing development – broadening affordable housing choices; early provision of schools through the 'schools in houses' and 'schools in offices' projects - providing local education as families settled in villages; incorporation of mandatory energy-efficient provisions in housing - ensuring climate responsive dwellings; establishment of a community trust fund - developing timely community facilities and services.

2 Sustainability – Corporate Context

2.1 Sustainability Defined

Communities, governments and businesses are increasingly aware of environmental, social and economic challenges at the global and the local scales. Global warming, water scarcity, housing affordability, community health and safety, depletion of natural resources and protection of the environment are now mainstream issues.

Globally, the most widely accepted definition of sustainable development is contained in the 1987 United Nation's report (Brundtland report), Our Common Future:

"Sustainable development is a development that meets the needs of the present without compromising the ability of future generations to meet their needs."

In 2003 the Western Australian Government released its landmark State Sustainability Strategy, which adopted the following definition of sustainability:

"Sustainability is meeting the needs of current and future generations through an integration of environmental protection, social advancement and economic prosperity" (State Sustainability Strategy, 2003).

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3. Strategy

3.1 Overview

LWP's overall aim is to make a long-term contribution to the environmental, social and economic fabric of the communities in which it works and to secure the business advantages this offers, including bringing together the short and long-term requirements of its stakeholders.

Through the creation of this Corporate Sustainability Strategy, LWP commits to formalising its sustainability measuring and reporting system to provide regular reports to the board and the community placing sustainability centrally in the corporate reporting framework.

3.2 Core Sustainability Objectives

The core objectives elaborate upon different sustainability aspects of the vision for each development and provide guidance in developing detailed sustainability programs at each stage of growth.

The objectives for each development are individual but relate to corporate reporting requirements of LWP as well as the project's specific geographic and urban development context.

Core objectives for each project would include:

1. Create a model development that sets new benchmarks in sustainable development for the region where it is located;
2. Improve economic, social, environmental and governance outcomes within the context of the locality of the development;
3. Establish benchmarks and targets where applicable and monitor and measure them at the relevant phase of development;
4. Continue to engage internal and external stakeholders and thereby build capacity at each phase of development;
5. Foster enduring value through maintenance of appropriate governance mechanisms.

3.3 Benchmarking and Measuring Performance

The outcomes sought by the objectives are further defined using a series of strategies, performance indicators and targets to measure achievement or progress in delivery.

Master-planned communities: LWP chooses to use Enviro Development (ED) certification, delivered by UDIA WA (Urban Development Institute of WA), to benchmark its master-planned communities.

Enviro Development offers independent certification of sustainability credentials of a development. The ED framework covers a wide spectrum of environmental and community sustainability issues relevant to development. In addition, economic impacts are considered and integrated into the standards.

Awards: As a means of industry and peer recognition of sustainability initiatives, where appropriate, projects will be entered into awards.

3.4 Monitoring and Review

Monitoring the sustainability reporting program will enable progress and information to be shared with the community and other stakeholders. The monitoring program comprises:

Sustainability issue specific reports – LWP's regular project team meetings will continue to provide an opportunity to consider sustainability issues. This information will form part of operational reports.

Policy statements - addressing aspects of sustainability (economic, social, and environment) will be developed in consultation with LWP's stakeholders to maintain innovation and establish a consistent approach to sustainability issues. Examples include water conservation, economic success, energy, safety and diversity.

ED Renewal - certification is valid for 12 months and must be renewed annually. In order to gain renewal, the project must comply.

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Reference

This Corporate Sustainability Strategy was developed following a comprehensive literature review of international, national and local best practices in corporate sustainability and urban development, and a review of government policies, regulations and reporting requirements. Additional insight was provided by Verity Allen, who advised private and public sector clients on urban sustainability initiatives.

The literature review included an analysis of Western Australian Government reports including

- > State Sustainability Strategy
- > Draft State Water Plan
- > State Greenhouse Strategy
- > Strategic Vision for Waste Management,
- > State Water Strategy,
- > State Planning Strategy,
- > Network City,
- > Liveable Neighbourhoods Policy (Edition 3) and
- > preparatory studies for the proposed WA Building Sustainability Index model (WA BASIX).

Many published and unpublished urban sustainability reports were reviewed including those from the following organisations:

- > Western Australian Planning Commission, (including the draft Sustainability Checklist),
- > Armadale Redevelopment Authority
- > LandCorp
- > Midland Redevelopment Authority
- > East Perth Redevelopment Authority
- > Department of Housing and Works (Landstart sustainability reports)
- > City of Swan
- > City of Melville
- > City of Subiaco
- > City of Wanneroo (Smart Growth policy)
- > Urban Development Institute of Australia (Envirodevelopment – Queensland)
- > Housing Industry Association (GreenSmart)
- > New South Wales Government's BASIX program and reports
- > Australian Greenhouse Office

- > Landcom (NSW)
- > Land Management Corporation (SA, including Sustainability Guidelines and Checklist)
- > VicUrban (Victoria)
- > Sydney Olympic Park Authority and Newington
- > City of Manningham (Doncaster Hill)
- > Institute for Sustainable Futures at University of Technology in Sydney
- > Stockland Pty Ltd
- > Lend Lease Pty Ltd
- > Investa Property Group Ltd and
- > UK Berkley Property Group Ltd.

The Federal Government enquiries into corporate sustainability reporting – Corporate Sustainability – an Investor Perspective (the Mays report, 2003) and the Parliamentary Joint Committee on Corporations and Financial Services in its report, Corporate Responsibility: Managing Risk and Creating Value (June 2006) provided additional guidance in corporate sustainability standards as did the Global Reporting Initiative, the Dow Jones Sustainability Index, and the guidance notes provided by the Australian Institute of Company Directors and the Australian Stock Exchange.