

EnviroDevelopment Case Study

Blackwood Park



Size 169 hectares

Lots 1200 allotments

Location Craighburn Farm, SA

Website www.blackwoodpark.com.au

Project Overview: Developed by the Adelaide Development Company (ADC), Blackwood Park is a residential subdivision consisting of 1200 allotments on a 169 hectare site which was formerly used for agricultural purposes.

Blackwood Park was one of the first developments from South Australia to be certified under EnviroDevelopment. Blackwood Park received certification under four EnviroDevelopment elements – ecosystems, waste, energy and community.

Elements

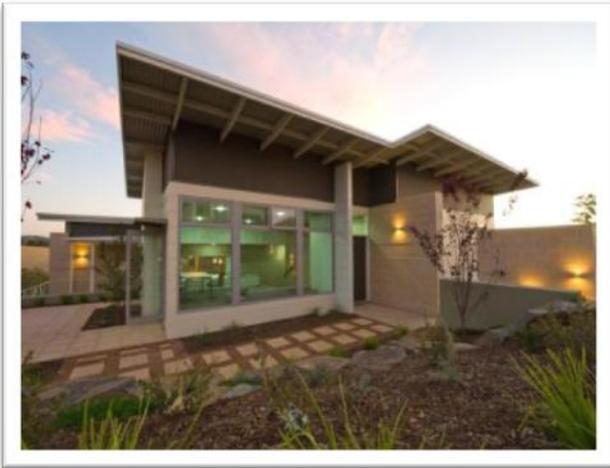
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Ecosystems: A thorough site analysis conducted in the early stages of planning was crucial in the implementation of policies, practices and guidelines designed to protect and enhance Blackwood Park's natural ecosystems.

ADC has created a masterplan which protects areas of prime environmental importance and minimizes the need for destruction of the site's natural landscape. The developer has also implemented specific measures such as retaining existing tree lined gullies, retention of over 80% of native trees above three meters in height and using 100% native species in landscaped areas to enhance the site's ecological corridors and attract native species of fauna to the area. The masterplan design minimizes the number of road crossings which affect the important ecological corridors.

The natural hydrological regime of the site has also been protected through the preservation of the tree line gully system and incorporation of Water Sensitive Urban Design principles.



Waste: ADC has put initiatives in place to minimise the amount of waste generated by the development and ensures that unavoidable waste is responsibly collected and processed in an environmentally sustainable way. Initiatives implemented include a requirement for all civil contractors to provide a waste management plan, using skip bins in place of cages to reduce spillage, use of waste recycling contractors, provision of green waste removal services for residents and entering into a partnership with the Keep South Australia Beautiful (KESAB) program.

Energy: Blackwood Park has achieved a 53% reduction in energy through the implementation of a number of initiatives including:

- 6-Star energy rated homes
- Electric boosted Solar Hot Water Systems
- Solar passive design
- Installation of efficient air-conditioners
- Efficient public lighting

Community: Blackwood Park achieved outstanding results in the community element by implementing measures including:

- An extensive community consultation process which included the surrounding suburbs
- Collaboration with the land owner (not-for-profit group Minda) to provide housing opportunities for people with disabilities
- Provision of extensive public transport facilities, cycling and pedestrian links and bicycle parking
- Providing a diverse range of housing styles and sizes
- Community events including garden awards, tree planting

