

# EnviroDevelopment Case Study

## The Point by Stockland



Size 195 hectares

Lots 598 dwellings

Location Point Lonsdale, Victoria

Website [www.stockland.com.au](http://www.stockland.com.au)

**Project Overview:** Developed by Stockland, The Point at Point Lonsdale is an excellent example of a sustainable land development. Sustainability was a fundamental principle of The Point from the outset of the project.

Upon completion, the development will consist of 598 residential dwellings including detached dwellings, apartments, townhouses and a retirement village.

Stockland has put practices and policies in place which have led to significant positive environmental outcomes and to The Point receiving certification in all six EnviroDevelopment elements.



## Elements



**Ecosystems:** Stockland has gone to extensive lengths to protect the natural ecosystems within and adjacent to The Point. Of the 195 hectare development site, 87 acres has been designated as public open space as either waterways, conservation areas or parks. Specific measures to enhance and protect the site's ecosystems include offsetting all development related vegetation losses within the site's boundaries or in offsite offsets, development of a tidally flushed lake system which avoids the need for mechanical pumping, creation of habitat links using connectivity of the waterways and vegetated areas and incorporation of best practice Water Sensitive Urban Design (WSUD) to manage and treat on site stormwater.

**Waste:** Initiatives to reduce the amount of waste generated by the development and transported to land fill include the development of a waste management plan to record all materials brought onto site and monitor their collection and disposal, employee induction programs to ensure waste policies are put into practice, erosion, sedimentation and



drainage control maps produced for each stage of the works and construction and demolition waste separated from other waste items for recycling.

**Energy:** The Point is predicted to achieve a 46% saving on total energy use for the development compared with average use per household in Victoria. Energy savings have been achieved through incorporating passive solar design into both master planning and building design guidelines. Furthermore, all dwellings must achieve a minimum 6-star rating from the Sustainable Energy Authority's HER scheme.

**Materials:** Stockland has implemented a number of measures to ensure the sustainable use of materials within the development. The design guidelines require 20% of construction materials to be used from a sustainable source such as plantation timber, recycled materials or low emission materials and the use of high emission or allergenic materials for construction, floor coverings and furnishings is strongly discouraged. The use of locally sourced materials is also highly encouraged and the community centre will be built entirely using local contractors.

**Water:** Water saving measures at The Point are expected to deliver a 31% reduction in household potable water usage and an 81% reduction across the entire development. No potable water will be used for irrigation of public open spaces due to the use of indigenous flora species for all landscaping with the exception of drought resistant turf. Households are required to install rainwater tanks designed to capture 100% of roof surface area and 4-star WELS rated fittings and fixtures.

**Community:** The development consists of a wide range of housing styles and sizes to enable the evolution of a diverse community and a community grants program has been set up to provide local groups with sponsorship for activities. Other measures include implementing a communication plan to allow residents to provide feedback on the development, significant recreational infrastructure has been constructed including 18km of pedestrian and cycling paths, and the development of a community centre to be operated by the local council.

