

Augusta Properties begins construction of Seagrass

NSW: Construction has begun on a \$20 million residential development at Ocean Shores on the NSW north coast. Seagrass will comprise 16 boutique villas with a minimum 4.5-star energy efficient design rating on a 5062 sq m site. "We hope that working on environmentally sustainable constructions such as Seagrass is a sign of things to come for the building industry, and that it will become the norm," says Martin Hillier, a director at Augusta Properties. Completion is due early 2008.



Townhouse development underway

Sydney: Construction has commenced on AEH Group's townhouse development at Narrabeen on Sydney's northern beaches. The \$8 million project on the corner of Ocean and Wellington Streets has been designed by Playoust Churcher Architects and is being constructed by Prestige Building Services. It will comprise 18 two- and three-bedroom townhouses, double-basement parking for each unit and storage space of 2787 sq m. Construction is due for completion by March 2008.



APARTMENT BLOCK WITH COMMUNITY IN MIND



Melbourne: Construction will begin next month on a community-focused apartment building at Southbank in central Melbourne. The 29-storey development called Triptych will comprise 164 apartments and will be valued on completion in mid-2009 at \$215 million. Artist Robert Owen and a team of architects designed the building into three-level sections, each with a community space. The design of the building exceeds Building Council of Australia acoustic ratings and will feature harvested water and co-generated electricity. RI Development Trust No1 is developing the project, with Stable Properties as development manager.



First carbon-neutral community on the Sunshine Coast

Queensland: Investa Property Group's Bellflower community at Sippy Downs is the first carbon-neutral development on the Sunshine Coast, according to an Arup report. Investa spent \$3 million on a rehabilitation project of 21ha of degraded, former grazing land and Sippy Creek. More than 300,000 native plants were introduced to the creek banks and surrounds. The Arup study found that the amount of carbon emitted by construction will be offset by the creek's capacity to sequester carbon. "Bellflower will continue to grow as a sustainable community at every level as we prepare to release further stages within Sippy Downs," says Michael Hopkins, development manager at Investa.

Canberra's first GreenSmart display village opens

Canberra: The Forde GreenSmart Display Village was recently launched, featuring 16 homes set up for efficient water and electricity use. The village, at the \$500 million Forde community in Canberra, includes a house designed by PBS Building, with the latest sustainable features. The "House of Ideas" includes:

- Grey water-recycling system connected to irrigation
- High-efficiency rating lights
- Four-star-rated dishwasher
- Water-sensitive landscape design
- Instantaneous gas hot water system
- Highest-efficiency rating taps and shower heads
- Gas cook top

"The homes feature through-flow ventilation, natural lighting, high-star-rated appliances and roof, ceiling and wall insulation," says Gavin Kemp, project director at Forde. The 131ha Forde master-planned community is due for completion in 2011.



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