

Proof Positive of Sustainability at Doncaster Hill

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Doncaster Hill is setting high standards in sustainability, with new development South Point Apartments proof positive of the Doncaster Hill strategy.

The Doncaster Hill strategy aims to work on excellence in sustainability to benefit end users, local residents and the environment in and around Doncaster Hill.

Construction of South Point Apartments at 8 Clay Drive has begun and throughout construction, the sustainability Management Plan (SMP) will be implemented.

Council has developed an SMP for Doncaster Hill which all developers must abide by to ensure that Environmentally Sustainable Design (ESD) guidelines are met.

Paul Jerome, Executive Director of Planning and Land Division, Department of Sustainability and Environment, said that the City of Manningham is at the leading edge of promoting sustainable development through the planning system.

“The proposals reflect the innovative approach and extensive research conducted by the City of Manningham”, he said.

Stand DeMangos of Stankon Group, developers of South Point Apartments, said that according to a recent case study, South Point Apartments provide a Best Practice Model for construction in Manningham.

“The project is the first in Manningham to encompass all facets of the guidelines.

“Things such as South Point’s fully automated waste disposal system and rainwater storage tank, which provides 25,000 litres used for irrigation, meet the high expectations of the guidelines,” he said.

There are eight key ESD performance areas and objectives to be met and in order to meet them South Point Apartments will boast the following:

- All apartments will be well insulated, externally shaded, cross ventilated because of articulations, with daylight to all habitable rooms;
- Water and energy efficient appliances;
- All units to achieve a minimum 5-star energy rating;
- Less than 8 –10 watts per m2 for fixed lighting in apartments;
- Solar collector panels providing 100% solar hot water contribution for the penthouse;
- Water storage facility providing approximately 25,000 litres of recycled water to be used for watering and landscaping;
- Recycled hardwood for durable external timbers, no rainforest timber, timber studs instead of steel studs, Marmoleum instead of vinyl sheeting, prefabrication, etc.;
- Demolition and construction management plan to increase separation and recycling of materials and incorporate best practice site management/stormwater management practices.

The commitment to ESD design is being followed by other Doncaster Hill developers and design teams who are working with Council’s Sustainable Design Taskforce. The Taskforce is comprised of Council representatives and external, independent advisers including Architecture, Urban Design and ESD Advisors.

Cate Collins, Environmental Engineer at Manningham City Council, said that the role of the Taskforce is not to approve any plans, rather to provide a centralised forum for Council and developers to work together and promote communication and collaboration.

“The Taskforce work with developers and design teams from the earliest concept to ensure the achievement of ESD outcomes and high quality urban design,” she said.

All development plans go through the normal statutory planning process once formally submitted. However, Council’s Environmental Engineers continually work with the developers to refine the details.

Stan DeMangos said that Council’s planning process ensures that all sustainable components are economically viable and comply with guidelines.

“Council’s Environmental Engineer and Statutory Planner have been wonderful.

“Their assistance has been very helpful and the end result is a testament to what can be achieved through co-operative design and development,” he said.

Doncaster Hill is a 20-year strategy that plans to attract 4,000 new residential apartments and five million extra visitors a year.

Covering 58 hectares centered on the main intersection of Doncaster Road and Williamsons/Tram Road in Doncaster, Doncaster Hill is set to be the civic heart of Manningham.



On site at 8 Clay Drive, Stan DeMangos (right), Developer and Angelo Panayi, (Project Manager).