

About the project

This 236 unit, 3-5 level residential development is a joint venture between the City Of Port Phillip and Inkerman Developments Pty. Ltd. It incorporates a range of passive and active sustainable development principles and will act as a demonstration project for private developers lifting the benchmarks for sustainable development in Australia.

Background

In 1994 the St. Kilda municipal depot site became surplus to Council's requirements. The 1.223 ha. site is in the heart of a high density, mixed use part of St. Kilda. In 1996 the City of Port Phillip resolved to use the site for a mixed private and social housing development project under the City of Port Phillip Housing Program, and to investigate how such a project could be undertaken. Project objectives were developed whereby Council would exchange the site with a developer who could develop the balance of 236 units for private housing.

The team of consultants that developed the brief for the site included the Urban Land Corporation, Ecumenical Housing Inc., William Kelly & Associates (integrated art) and Williams & Boag Architects. Williams & Boag Architects prepared a masterplan based on the brief that included the following:

- the provision of 28 community housing units
- high quality urban design, architecture and integrated art
- best practice environmentally sustainable design features.

Following a tender process, Council nominated Inkerman Developments Pty. Ltd. as the developer for the project. Construction of the project commenced in December 2000 and will be completed in two stages by July 2003.

Sustainable design features

The masterplan provides for a 236 unit residential development, two retail convenience stores in 6 three to five level buildings. Sustainable design features include:

- units orientated to achieve optimum solar access to living areas
- units designed to achieve energy star rating of between 3.5 and 4.5 stars using the HERS energy rating software of Sustainable Energy Authority (SEAV)
- energy/resource efficient appliances and fixtures
- solar hot water for 16 of the community housing units centrally located
- solar communal lighting
- roof gardens on top the sub-basement car park
- bicycle storage areas included in car park
- non mechanical ventilation of a majority of the sub-basement car park
- cross flow ventilation shafts in buildings to increase natural ventilation and minimise mechanical ventilation;
- landscaping largely with native plants;
- use of low embodied energy materials where suitable and construction waste minimisation;
- waste water recycling comprising:
 - recycling of grey water using an activated sludge (aeration) tank and secondary filtration and absorption by a native wetland and sand filter area;
 - capture of first flush and general ground flow storm water and filtration and absorption in the wetland and sand filter;
 - Reuse of recycled water for sub-ground garden irrigation and toilet flushing

Storm and waste water recycling system

- The incorporation of stormwater into the waste water recycling system and reuse for toilet flushing has been made possible by a \$267,214 Commonwealth grant from the *Living Cities, Urban Stormwater Initiative* program 2000/2001. This grant is being matched by Inkerman Developments. In particular, the waste water reuse (grey water and stormwater) system will be the first of its kind in Victoria and the only project combining stormwater and grey water in Australia in a waste water reuse system of this type in this density of housing.

The project has won an award in the United Nations Association of Australia World Environment Day Awards 2000 for the category: Local Government, Best Specific Environmental Initiative.

Contacts

Gary Spivak, Housing Development Officer, City of Port Phillip
Ph: 9209 6752 email: gspivak@portphillip.vic.gov.au
Michael King, Development Manager- Inkerman Developments Pty. Ltd.
Ph: 9820 1388 email: mk888@telstra.com
Catherine Ramsay, Project Architect - Williams & Boag Architects
Ph: 8627 6000 email: intray@williamsboag.com.au
Garry Kerans, Wastewater consultant - Integrated Eco-Villages
Ph: (02) 6297 email: ecovil@canberra.tekne .net.au



VIEW FROM INKERMAN STREET



VIEW FROM GREEVES STREET



INKERMAN OASIS RESIDENTIAL DEVELOPMENT SUSTAINABLE DESIGN FEATURES

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