

EnviroDevelopment Case Study

Beyond Today



Size 90 hectares

Lots 220 residential lots

Location Victor Harbour, SA

Website www.beyondtoday.com.au

Project Overview: Beyond Today is an exemplary EnviroDevelopment which was developed by Environmentally Sustainable Developments (ESD), a family owned business based in South Australia.

ESD sought to create a residential community which left a minimal environmental footprint whilst enhancing the quality of the surrounding land.

The \$160 million residential development contains over 220 allotments, with over 75 percent of the landholding dedicated to wetlands, parks and conservation reserves.

Beyond Today has achieved certification across all six EnviroDevelopment elements – ecosystems, waste, energy, materials, water and community.

Elements



Ecosystems: Beyond Today has demonstrated an outstanding commitment to the preservation and enhancement of the development site's natural ecosystems. Central to the development is the construction of an extensive wetland basin designed to collect, treat and store stormwater prior to it entering the Southern Ocean. More than 150,000 plants already form part of the project's large scale planting program of endemic native species and approximately 55 species of native fauna have been attracted to the area.

The transformation has been such that a local environmental group has been placing rescued tortoises in the new and establishing habitat and endangered native fish have also been introduced to the site.

Waste: ESD implemented a number of initiatives to reduce the amount of waste generated and transported to landfill as a result of the development. All excess materials from civil works were retained on site for future uses, construction waste is sorted and reused on site where possible, a recycling contractor was appointed to oversee the waste processes and all households are required to detail the location of bins on building plans to ensure ease of collection.



Energy: ESD has delivered initiatives which are expected to produce an 88% reduction in greenhouse gas emissions at Beyond Today. Energy saving measures include masterplanning so that all blocks are orientated to within 10 degrees of solar north, all homes must have at least 1kw renewable energy system on site, where air-conditioners are installed additional renewable energy is required and each home must have a solar hot water system.

Materials: ESD has achieved excellent results in the area of materials. Through the Building Design Guidelines, the development encourages homebuyers to use recycled building materials, products made from recycled materials, and materials from sustainable sources. Beyond Today also constructed all of its footpaths using products containing recycled materials.

Water: Water management at Beyond Today has been designed to significantly reduce potable water demand. In addition to the wetland which captures and naturally treats stormwater runoff, the development also incorporates a number of requirements into the development design guidelines to minimize water wastage. All homes are required to harvest water from at least 80% of their roof area, install rainwater tanks, use sub-surface irrigation for gardens, and install efficient taps and appliances.

Community: The design of the development has been specifically tailored to ensure maximum community interaction and involvement. Extensive community consultation was undertaken over a two year period and included 6 regional public forums, the local indigenous community and other stakeholders. Initiatives implemented as a direct result of this consultation include a mural depicting pre settlement culture of the area and 95% of all homes having direct access to a public open space.

