

EnviroDevelopment Case Study

Niche at Hillbank



Size 2.96 hectares

Lots 28 lots

Location Hillbank, South Australia

Website www.findyourniche.com.au

Project Overview:

Niche at Hillbank is the second Adelaide Development Company (ADC) project to receive EnviroDevelopment certification following Blackwood Park in May 2009.

Located 25km from Adelaide on the slopes of the Adelaide foothills, the development comprises 28 large blocks set over 2.96 hectares of land.

Niche at Hillbank has been awarded EnviroDevelopment certification in the areas of ecosystems, waste, energy and community.



Elements

enviro
DEVELOPMENT™



Ecosystems: ADC protected and enhanced the natural ecosystems of the development site by:

- Using only native plant species in landscaping and gardens
- Use of Water Sensitive Urban Design (WSUD) principles such as open swales and bio-retention basins
- Encouraging homebuyers to minimize disruption to landform by utilizing split level homes, elevated platforms, pole-framed homes or tiered retaining walls
- Creating linkages between adjacent bushland reserve with landscaped areas
- Implementing weed and pest management strategies



Waste: ADC implemented a number of initiatives at Niche to reduce and manage its waste. These include:

- Recycling of concrete found on the site
- Use of recycling contractors
- Builders required to provide a detailed waste management plan
- Use of skip bin rather than cages
- Green waste collection service for residents

Energy: The measures implemented at Niche are designed to achieve a significant reduction in energy use. The measures include:

- Solar passive design principles in the masterplan and building guidelines
- Design guidelines require minimum amount of open space with a northern aspect in each dwelling
- All homes must include shading from summer sun
- Efficient lighting in homes and public spaces
- All homes within the development to install a solar



Community: The sense of community in Niche is fostered through the following initiatives:

- Extensive community consultation from the planning phase through to completion
- Integration of surrounding open space trails into the sites pathway system
- More than 50% of lots overlooking public space
- High frequency bus services directly to site
- Incorporation of Crime Prevention Through Environmental Design (CPTED) principles
- Development located within 2km of existing services and facilities

